

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
NE/end of Winding Way, N of	
Silver Spring Road, NW/S I-95	* DEPUTY ZONING COMMISSIONER
(8650 Winding Way)	
11th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 95-291-SPH
Richard O. Huffman, Jr., et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 8650 Winding Way, located in the vicinity of Perry Hall near the interchange of White Marsh Boulevard and I-95. The Petition was filed by the owners of the property, Richard O. Huffman, Jr., and his wife, Elizabeth S. Huffman, through their attorney, Michael P. Tanczyn, Esquire. The Petitioners seek approval of an amendment to the previously approved special exception and site plans in prior Case Nos. 82-289-X, 87-329-SPH and 89-7-SPHA, to permit a 60' x 40' addition to the existing nursery school/day care facility to accommodate additional children. The subject property, improvements thereon and relief sought herein are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Richard and Elizabeth Huffman, Michael P. Tanczyn, Esquire, attorney for the Petitioners, John Schneider, Professional Engineer who prepared the site plan, and Susan Wood. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 4.74 acres, more or less, zoned D.R. 5.5, and is improved with a single family dwelling, detached swimming pool, two attached 60' x 40' buildings utilized as day care centers, and a bituminous paved parking

ORDER RECEIVED FOR FILING

Date 3/3/95

By [Signature]

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area and turn around/fire lane. The property is located off of Silver Spring Road at the end of Winding Way and abuts the JFK Memorial Highway (I-95). As to the zoning history of this property, the Petitioners were granted a special exception for a day care center and nursery school in prior Case No. 82-289-X on September 21, 1982. Thereafter, in Case No. 87-329-SPH, the Petitioners were granted approval to amend the previously approved site plan in Case No. 82-289-X to permit an expansion of the day care center and nursery school on February 13, 1987. Lastly, in Case No. 89-7-SPHA, the Petitioners sought relief to permit an amendment to the previously approved site plans in Case Nos. 82-289-X and 87-329-SPH to permit a church use to share the day care center/nursery school facilities, and if approved, a variance to parking requirements. The relief requested in that case was denied on November 15, 1988, but was subsequently overturned by the Board of Appeals on September 7, 1989. The Petitioners now come before me seeking approval of another amendment to the previously approved special exception and site plans to permit an expansion of the existing day care center/nursery school facility.

Testimony revealed that Mrs. Huffman is President of White Marsh Child Care, Inc. and that she has operated the subject day care center on the property since approval of the special exception request in 1972. Due to the increased demand for day care services in her area, the Petitioners seek to construct an additional 60' x 40' addition to the existing day care center which will be connected via a breezeway. It should be noted that the design and layout of the subject property allows this day care facility to operate effectively and efficiently. There is ample area for the drop off and pick up of children, with minimal traffic congestion, and the perimeter of the lot is heavily wooded. After considering the testimony

ORDERED FOR FILE
DATE 3/31/95
BY [Signature]

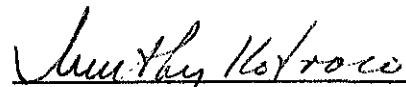
and evidence offered at the hearing, it is clear the Petitioners' request for special hearing meets the special exception requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of March, 1995 that the Petition for Special Hearing seeking approval of an amendment to the previously approved special exception and site plans in prior Case Nos. 82-289-X, 87-329-SPH and 89-7-SPHA, to permit a 60' x 40' addition to the existing nursery school/day care facility to accommodate additional children, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

3/31/95
[Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 31, 1995

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/end of Winding Way, N of Silver Spring Road, NW/S I-95
(8650 Winding Way)
11th Election District - 5th Councilmanic District
Richard O. Huffman, Jr., et ux- Petitioners

Dear Mr. Tanczyn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Richard O. Huffman, Jr.
8650 Winding Way, Perry Hall, Md. 21128

Mr. John L. Schneider
100 N. Rolling Road, Catonsville, Md. 21228

People's Counsel

✓
File

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8650 Winding Way

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an expansion of a Special Exception for a child care center in a DR 5.5 zone by adding a 60' by 40' addition to the existing day care structure to accommodate additional children by modifying the approval of the Special Exception obtained previously in Case No. 82-289X, to establish a nursery school/day care facility; 87-329SPH to expand the nursery school/day care facility; and 89-7-SPHA to permit a church use to share the day care facility.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

White Marsh Child Care, Inc.
(Type or Print Name)

Elizabeth S. Huffman Pres.
Signature

8650 Winding Way
Address

Perry Hall, Maryland 21128

City State Zipcode

Attorney for Petitioner

Michael P. Tanczyn, Esq.
(Type or Print Name)

Michael P. Tanczyn
Signature
Suite 106
606 Baltimore Avenue 296-8823
Address Phone No.

Towson, MD 21204
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Richard O. Huffman, Jr.
(Type or Print Name)

Richard O. Huffman Jr.
Signature

ELIZABETH S. HUFFMAN
(Type or Print Name)

Elizabeth S. Huffman
Signature

8650 Winding Way
Address

327-1770
Phone No

Perry Hall, MD 21128

City State Zipcode
Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



DROP-OFF
No REVIEW
2-14-95
WCR

ORDER RECEIVED FOR FILING
Date 1/31/95
By [Signature]

John L. Schneider, P.E.

ENGINEERING & CONSTRUCTION CONSULTANT

100 North Rolling Road
Catonsville, Maryland 21228
(410) 744-1945

285

95-291-SPH

DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING FOR
A NURSERY SCHOOL IN A D R 5.5 ZONE
11th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the northeast side of Winding Way, 40 feet wide, at a point distant 1,195 feet, more or less, measured on the west, north and northeast side of Winding Way Northwest from the centerline of Silver Spring Road; thence leaving said place of beginning and running the two following courses and distances, viz: (1) North 31 degrees 34 minutes 06 seconds East 309.66 feet, and thence (2) South 15 degrees 11 minutes 51 seconds East 589.05 feet to the northwest right of way line of the John F. Kennedy Memorial Highway; thence running and binding thereon the two following courses and distances, viz: (3) South 42 degrees 57 minutes 59 seconds West 220.03 feet, and thence (4) South 39 degrees 16 minutes 49 seconds West 166.91 feet; thence running the four following courses and distances, viz: (5) North 45 degrees 24 minutes 41 seconds West 175.30 feet, thence (6) South 87 degrees 12 minutes 19 seconds West 45.20 feet, thence (7) North 10 degrees 11 minutes 51 seconds West 302.79 feet, and thence (8) North 75 degrees 52 minutes 09 seconds East 227.48 feet to the aforesaid northeast side of Winding Way; thence running and binding thereon the two following courses and distances, viz: (9) North 15 degrees 11 minutes 51 seconds West 60.15 feet, and thence (10) northwesterly by a line curving to the left with radius of 110 feet for a distance of 77.12 feet (the arc of said curve being subtended by a chord bearing North 35 degrees 16 minutes 56 seconds West 75.55 feet), to the place of beginning.

Containing 4.74 acres of land, more or less.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-291-SPH

District 11th

Date of Posting 2/26/95

Posted for: Special Hearing

Petitioner: Richard & Elizabeth Huffman

Location of property: 8550 Winding Way NE

Location of Signs: Facing road way on property being zoned

Remarks:

Posted by [Signature]
Signature

Date of return: 3/3/95

Number of Signs: 1

MICROFILMED



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:

96-291-SPH (Item 285)
8650 Winding Way
NE/end Winding Way, N of
Silver Spring Rd.,
also NW/S 1-95

11th Election District
5th Councilmanic

Legal Owner(s):

Richard O. Huffman, Jr.
& Elizabeth S. Huffman

Contract Purchaser(s):

White Marsh Child
Care, Inc.

HEARING: FRIDAY,
MARCH 17, 1995 at 10:00
a.m. in Rm. 106, County Of-
fice Building.

Special Hearing: to approve an expansion of a special exception for a child care center in a D.R. 5.5 zone by adding a 60-foot by 40-foot addition to the existing day care structure to accommodate additional children by modifying the approval of the special exception obtained previously in case #82-289-X, to establish a nursery school/day care facility; #87-329-SPH to expand the nursery school/day care facility; and #89-7-SPHA to permit a church use to share the day care facility.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
icapped accessible; for special
accommodations Please Call
887-3353.

(2) For Informa-

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

March 3, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 2, 1995.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON



Baltimore
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Baltimore, Maryland 21204

receipt

95-291-SPH

Account: R-001-6150

Number 285 (WCR)

DROP OFF — NO REVIEW

Date 2/14/95

#040 - SPECIAL HEARING ————— \$250.00

#080 - SIGN POSTING ————— 35.00

TOTAL ————— \$285.00

Legal Owner: Richard O. Huffman, Jr. & Elizabeth S. Huffman

Contract Purchaser: White Marsh Child Care, Inc.

8650 Winding Way

4.74 +/- acres

D.R.-5.5

11th ED; ? CD

Zoning Cases: 89-7-SPHA; 87-329-SPH; 82-289-X

Attorney: Michael P. Tanczyn

Check from Michael P. Tanczyn, P.A.

RECEIVED

D3AD3#0087MICHRC

BA 0009:05AM02-15-95

\$285.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 156548

DATE 4/19/95 ACCOUNT R001-6150

AMOUNT \$ 100 -

RECEIVED FROM: Michael P. Tanczyn

FOR: Revision 95-291

VALIDATION OR SIGNATURE OF CASHIER

TRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 285

Petitioner: WHITE MARSH CHILD CARE INC

Location: 8650 WINDING WAY PERRY HALL MD 21128

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael Tawczyn ESQ

ADDRESS: Suite 106 406 BALTIMORE AVE
Towson MD 21204

PHONE NUMBER: 410 292 8823

MICROFILM

AJ:ggs

(Revised 04/09/93)



TO: PUTUMENT PUBLISHING COMPANY
March 2, 1995 Issue - Jeffersonian

Please forward billing to:

Michael P. Tanczyn, Esq.
606 Baltimore Avenue, #106
Towson, MD 21204
410-296-8823

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-291-SPH (Item 285)
8650 Winding Way
NE/end Winding Way, N of Silver Spring Road, also NW/S I-95
11th Election District - 5th Councilmanic
Legal Owner(s): Richard O. Huffman, Jr. and Elizabeth S. Huffman
Contract Purchaser(s): White Marsh Child Care, Inc.
HEARING: FRIDAY, MARCH 17, 1995 at 10:00 a.m. in Room 106, County Office Building.

Special Hearing to approve an expansion of a special exception for a child care center in a D.R. 5.5 zone by adding a 60-foot by 40-foot addition to the existing day care structure to accommodate additional children by modifying the approval of the special exception obtained previously in case #82-289-X, to establish a nursery school/day care facility; #87-329-SPH to expand the nursery school/day care facility; and #89-7-SPHA to permit a church use to share the day care facility.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 23, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-291-SPH (Item 285)

8650 Winding Way

NE/end Winding Way, N of Silver Spring Road, also NW/S I-95

11th Election District - 5th Councilmanic

Legal Owner(s): Richard O. Huffman, Jr. and Elizabeth S. Huffman

Contract Purchaser(s): White Marsh Child Care, Inc.

HEARING: FRIDAY, MARCH 17, 1995 at 10:00 a.m. in Room 106, County Office Building.

Special Hearing to approve an expansion of a special exception for a child care center in a D.R. 5.5 zone by adding a 60-foot by 40-foot addition to the existing day care structure to accommodate additional children by modifying the approval of the special exception obtained previously in case #82-289-X, to establish a nursery school/day care facility; #87-329-SPH to expand the nursery school/day care facility; and #89-7-SPHA to permit a church use to share the day care facility.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Richard and Elizabeth Huffman, Jr.
White Marsh Child Care, Inc.
Michael P. Tanczyn, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 10, 1995

Michael P. Tanczyn, Esquire
606 Baltimore Ave., Suite 106
Towson, Maryland 21204

RE: Item No.: 285
Case No.: 95-291-SPH
Petitioner: Richard Huffman, et ux

Dear Mr. Tanczyn:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive script.

W. Carl Richards, Jr.
Zoning Supervisor


WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director 
Office of Planning and Zoning

DATE: March 7, 1995

SUBJECT: 8650 Winding Way

INFORMATION:

Item Number: 285
Petitioner: Huffman Property
Property Size: 4.74 acres
Zoning: DR-5.5
Requested Action: Special Hearing
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS

The applicant has filed a Special Hearing to approve an expansion of a Special Exception for a child care center in a DR 5.5 zone by adding a 60' by 40' addition to the existing day care structure to accommodate additional children by modifying the approval of the Special Exception obtained previously in Case No. 82-289X, to establish a nursery school/day care facility; 87-329SPH to expand the nursery school/day care facility; and 89-7SPHA to permit a church use to share the day care facility.

Based upon a review of the information provided, this office recommends that this project be referred to the Development Review Committee to determine whether this request constitutes a plan refinement. Once this issue has been addressed, the staff recommends that the applicant's request be granted.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Lerner

PK/JL

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Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/27/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP--1105

RE: Property Owner: RICHARD O. HUFFMAN JR. AND ELIZABETH S. HUFFMAN

LOCATION: NE/END WINDING WAY, N OF SILVER SPRING RD., ALSO NW/S I-95.
(8450 WINDING WAY)

Item No.: 285

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association, Inc. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
MAR 1 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

CC: File



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: March 3, 1995
Zoning Administration and Development Management

FROM: *sub* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 6, 1995
Items 284, 285, and 288

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-6-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: + 285 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2268 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 3-1-95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 2-27-95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 271
284
285 ✓
286
288
289

Bruce Aalby
3-1-95

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

Tim 3/17/95

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 2, 1995

Michael P. Tanczyn, Esquire
Suite 106
606 Baltimore Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #285)
Legal Owner: Richard O. Huffman, Jr. &
Elizabeth S. Huffman
Contract Purchaser: White Marsh Child
Care, Inc.
8650 Winding Way
11th Election District

Dear Mr. Tanczyn:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Need printed or typed name and title of person signing for the contract purchaser on the petition form.
2. Add councilmanic district to the plan.
3. Give parking calculations to arrive at 16 spaces required for the child care center.
4. Add church parking calculations or shared parking chart or note why the church is not on the plan.



Michael P. Tanczyn, Esquire
March 2, 1995
Page 2

5. Add distance between residence (and porch) and the existing day care center and clarify the existing center's dimensions, i.e. 40' x 60'.
6. Include enlarged detail of (and label) the "functional proposed breezeway".
7. Give typical parking space dimension, degree of angle of spaces and all travelway and aisle widths.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John J. Sullivan, Jr.
Planner II

JJS:scj

Enclosure (receipt)

cc: Zoning Commissioner



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 3, 1996

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

RE: Zoning Verification
8650 Winding Way
11th Election District

Dear Mr. Tanczyn:

A review of your request dated March 21, 1996 and zoning cases #82-289-X, #89-7-SPHA, and #95-291-SPH has led to the following conclusion. In order for the Huffman's to build an additional residence, a special hearing to amend the previous zoning cases must be applied for and granted.

My understanding is that the Huffman's wish to construct an additional single family dwelling on the above referenced property and retire. Because the new residence will no longer be tied to the special exception use, a special hearing removing the special exception from the area supporting the new residence is required. While the zoning office will not require a subdivision of the property, it may be wise to go through the minor subdivision process at this time.

The rationale for this procedure is that a zoning use division line will need to be established in order to remove the previous special exceptions. I understand that the Huffman's are interested in subdividing the property in the near future. If they choose to subdivide after the zoning use division line has been established by hearing, and then the lot line has to be established in a different location because of county review comments, this may trigger an additional special hearing.

My suggestion for the order of processing is as follows:

1. Submit a minor subdivision plan for first review comments.
2. File for the special hearing after all comments have been addressed and the engineer/surveyor is certain that the proposed lot line is immutable.



Mr. Tanczyn
April 3, 1996
Page 2

3. If the special hearing is favorable, continue with the minor subdivision and, upon completion, file for a building permit.

It is also suggested that if any other improvements are proposed for this property, they be addressed now so they will not generate an additional hearing.

Please feel free to contact me at 887-3391 regarding the minor subdivision review, petition review, and/or language.

Sincerely,



Catherine A. Milton
Planner I
Zoning Review

CAM/jnw

c: Zoning Case #82-289-X
Zoning Case #89-7-SPHA
Zoning Case #95-291-SPH

MICROFILMED

Law Offices
MICHAEL P. TANCZYN, P.A.

Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 - (410) 296-8824
Fax: (410) 296-8827
Computer Fax: (410) 296-2848

March 17, 1995

Ms. Gwen Stevens
Department of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Item No. 285
Case No. 95-291-SPH
Petitioner: Richard Huffman, et ux

Dear Gwen:

Per your request, enclosed please find the plan revisions in the above matter.

Very truly yours,



Michael P. Tanczyn

MPT/ed
Enclosures

Cindy Sullivan-Byrne
3216 Summit Avenue
Baltimore, MD 21234
(410) 882-2748

March 10, 1995

To Whom It May Concern:

I am writing in reference to White Marsh Child Care Center and the proposed expansion to the center.

My son has been attending White Marsh since 1990 and my daughter started in 1994. All experience we have had with the center has been very good. My children very much enjoy attending White Marsh and I recommend this center to everyone I know.

I believe this addition would be beneficial as it truly keeps the school age children separated from the younger children in an environment that is age appropriate.

I have known Betty Huffman for five years and found her to be a very organized, competent business woman. She understands the needs of the children, is always trying to improve things and keep up with today's environment. This addition would only benefit the children in her care and I urge you to keep this in mind while making your decision.

Sincerely,



Cindy Sullivan-Byrne

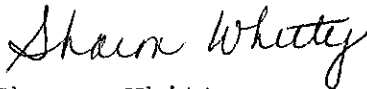
March 10, 1995

To Whom It May Concern:

My two children attend the White Marsh Child Care Center on Winding Way. I selected the center because I felt that this center was superior to the other childcare centers I had visited. White Marsh Child Care provides a home away from home for my children. I have always felt confident that my children are provided with the best of care.

The center definitely needs to expand in order to accommodate the school age children. Currently, their room is combined with children between the ages of 7 and 11. I support the White Marsh Child Care Center and the need for the building addition. This is needed to meet the emotional and developmental needs of the school age children.

Sincerely yours,



Sharon Whitty
32 Margery Court
Baltimore, MD 21236
410-931-4602

March 9, 1995

To Whom It May Concern:

It is with great pleasure that I am writing to support Mrs. Betty Huffman's request for an extension to her existing building at the White March Child Care Center (WMCCC) on Winding Way.

I have known Betty since September 1992 when I was recommended to her day care by a friend. My daughter entered WMCCC at the age of three years old. I have been very pleased with the attention and care that she has been given over the past three years (during school months as well as summer camp) and would recommend WMCCC to everyone.


One asset to Betty's program is the summer camp. She is constantly seeking ways to make camp fun and educational for all ages (3 yrs. through school age). With the increased enrollment into WMCCC the space has become limited. During the summer months when the school agers are out of school they need a place where they can be creative and enjoy recreation.

When Betty told me she was hoping to extend her building to add a recreational room for the school agers I was delighted. This will allow the school agers to have a separate place to play; allowing the younger children to have ample space as well.

Betty has done an outstanding job of keeping her property clean and well-kept. The children have boundaries and are well-supervised within these boundaries.

I truly believe that this addition would be a great asset to the children and cannot see any hindrance to the community. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Linda M. Horne".

Linda M. Horne
(A very satisfied mother)

WMCCC

March 9, 1995

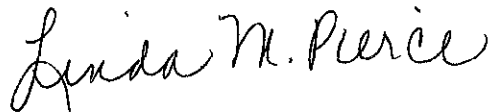
To Whom It May Concern:

My children have been attending White March Child Care Center for three years. I feel that any developments/enhancements to the center are done with the children's best interest at heart.

The present schoolagers work area is very limited and constricted. After school, children/staff are moved to various classrooms to accommodate the space problem. A new Center would allow for all of the schoolagers to stay with children of their own age while allowing for the type of space necessary for appropriate play.

I strongly support Betty Hoffman in her efforts for a very needed addition to WMCCC.

Sincerely,

A handwritten signature in cursive script that reads "Linda M. Pierce".

Linda M. Pierce

WILLIAMSON

3-14-95

To Whom It May Concern:

My family and I have lived two streets down from White Marsh Child Care Center I located on Winding Way for eight years. Two years ago my husband and I decided to become foster parents for two toddlers ages 1½ and 3. Since I work part time, I needed to obtain day care for the boys. I visited and obtained information from three local Day Care Centers. I also talked to neighbors and friends who had sent their children to day care in our area. Through word of mouth, I decided to send the boys to White Marsh Child Care Center I. The boys have been attending day care at the center since January 94 and I have been extremely pleased with the services the center provides. The employees are very loving and caring people who are extremely qualified in their field. With the reputation of the center, coupled with the Perry Hall area growth, White Marsh Child Care Center I definitely needs to expand by adding an additional building so more children in the area will have quality child care. This

additional building would be an asset
to our community and especially to our
children.

Sincerely,
Susan J. Koch
5 Stable Gate Ct
Perry Hall, Md. 21128
410-931-1425

March 10, 1994


To Whom It May Concern:

I would like to encourage the building of an addition onto the White Marsh Child Care Center at Winding Way.

The White Marsh facility is rapidly growing providing much needed child care for working parents in the White Marsh area. It is an excellent facility which provides quality child care. We are pleased they are expanding; it will truly help the parents and children of this community.

I strongly encourage their growth and expansion.

Regards,

A handwritten signature in cursive script that reads "Joan D. Sellers". The signature is written in dark ink and is positioned above the printed name.

Joan D. Sellers

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Elizabeth Huffman

John Schneider, PE

Susan Wood

Richard Huffman

8650 Winding Way 21128

100 N. Rolling Rd. BART. Md 21228

1804 Glendale Lane Sel Av, Md

8650 Winding Way 21128 21012

Presenting New
Life In Christ

NEW LIFE BAPTIST CHURCH

P. O. Box 54 / White Marsh, MD. 21162

Pastor - Johnnie W. Brewer

Bible Preaching
World Missions
Sunday School
Youth Ministry
Children's Ministry
Soul Winning
Tape Ministry

Baltimore County
Zoning

To whom it may concern:

Our church which is meeting in the White Marsh Child Care Center, is in the process of building its own building. The building project is to be a six month project, and we anticipate completion by June 21, 1995. We will be moving into our building upon the completion of the building, and we receive our occupancy permit from Baltimore County.

Sincerely yours,

Pastor Johnnie W. Brewer
Pastor Johnnie W. Brewer

PETITIONER'S
EXHIBIT NO. 8

Patricia P. Hardouin

5 Beaver Oak Court

Baltimore, MD 21236

(410) 931-0564

March 10, 1995

To Whom It May Concern:

With the White Marsh community steadily increasing, it is apparent that daycare facilities must be available. At this time, I have not seen another daycare center which is run as effectively as White Marsh Child Care. With its family atmosphere, excellent curriculum, and wonderful environment, I am assured of my children's safety and well-being while I am unable to be with them.

With this in mind, I fully support the building of an addition to the Winding Way Center. This expansion will allow more children to benefit from this program. In my experience, Betty Huffman's first priority is the children's best interest. Her program stimulates them mentally and physically.

Sincerely,



Patricia P. Hardouin

**PETITIONER'S
EXHIBIT NO. 9**

MICROFILMED

WAITING LIST

Kristen Krebble

Julie Moore

Julie Rondo

Jessica Marino

Lindsey Waterworth

Ryan Clarke

Amber Mulcare

Mark Fernajo

Chris Lutes

Nick Lutes

Johnathan Kincer

Robyn Kincer

Ashley McQuade

Andrew Quesenberry

Kevin Wladkowski

Amelia Robinson

Doug Carpenter

Alexa Hubicki

Christian Hubicki

Danielle Trageser

Michael Bayle

Lauren Bayle

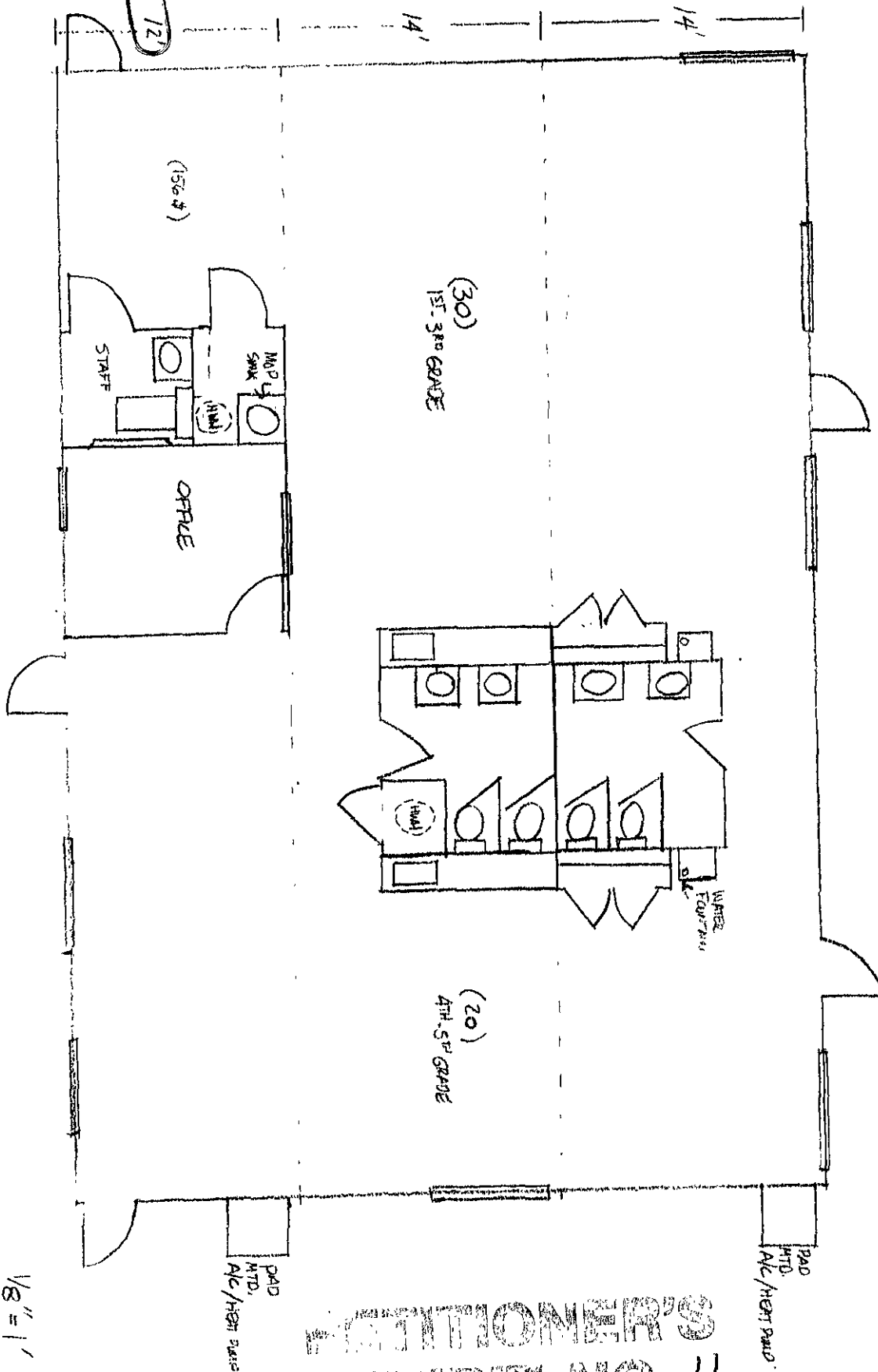
Alyson Martin

Stephanie Wilmoth

Lais Rossetti

Kathleen Rossetti

PETITIONER'S
EXHIBIT NO. 10



ARTITIONER'S
EXHIBIT NO. 11

MICROFILMED

DAILY SCHEDULE

3-4 yr. olds

7:00am-9:25am	Children arriving, play in centers
9:25am-9:30am	Clean-up
9:30am-9:40am	Circletime
9:40am-9:50am	Bathroom, prepare for snack
9:50am-10:05am	Snack, clean-up, look at books
10:05am-10:45am	Unit Activity, Readiness Activity, Table games
10:45am-11:20am	Outdoor Play
11:20am-11:30am	Bathroom
11:30am-11:45am	Music and songs
11:45am-12:00pm	Story, fingerplays
12:00pm-12:30pm	Lunch
12:30pm-3:00pm	Naptime
3:00pm-3:30pm	Wake-up, snack
3:30pm-3:45pm	Story, songs, or activity
3:45pm-6:00pm	Unstructured play, indoors or outdoors

Room 1: Miss Pam

DEFENDANT'S
EXHIBIT NO. 12

Petitioner's
Exhibit 7
① photograph
95-291-5PH

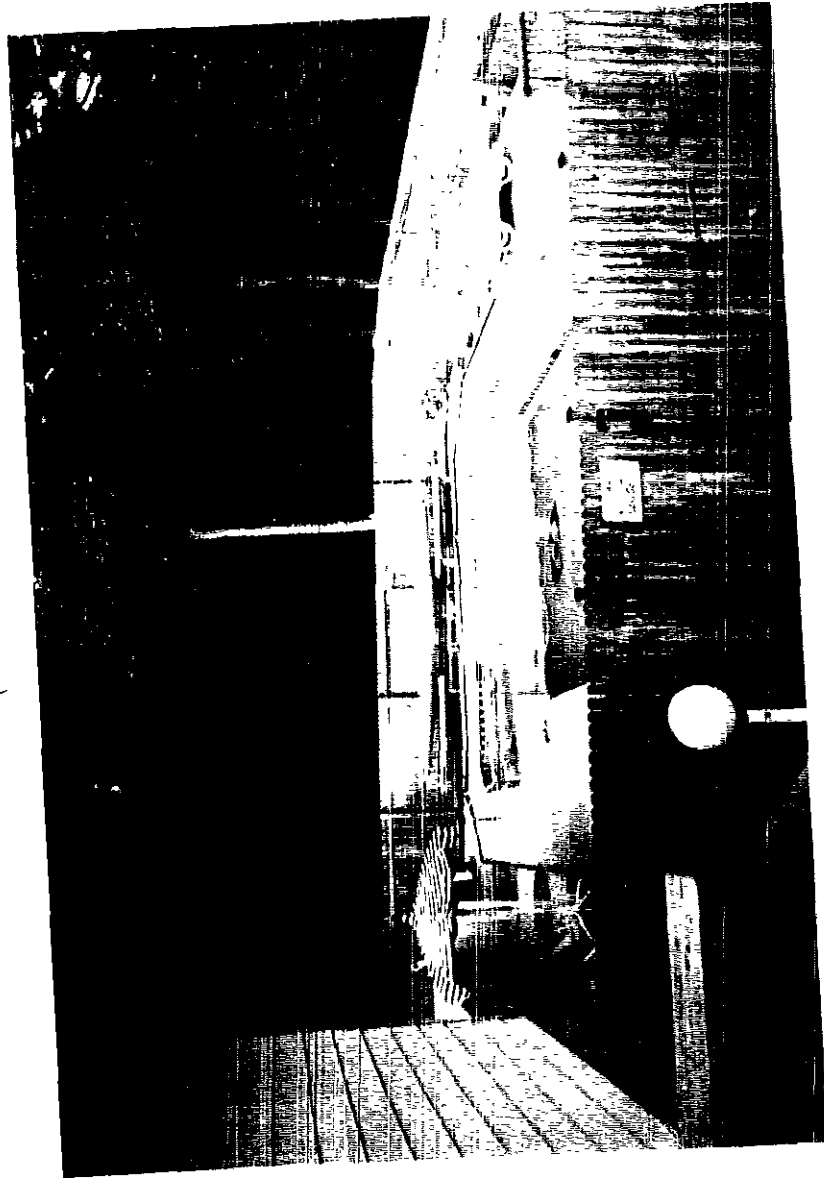
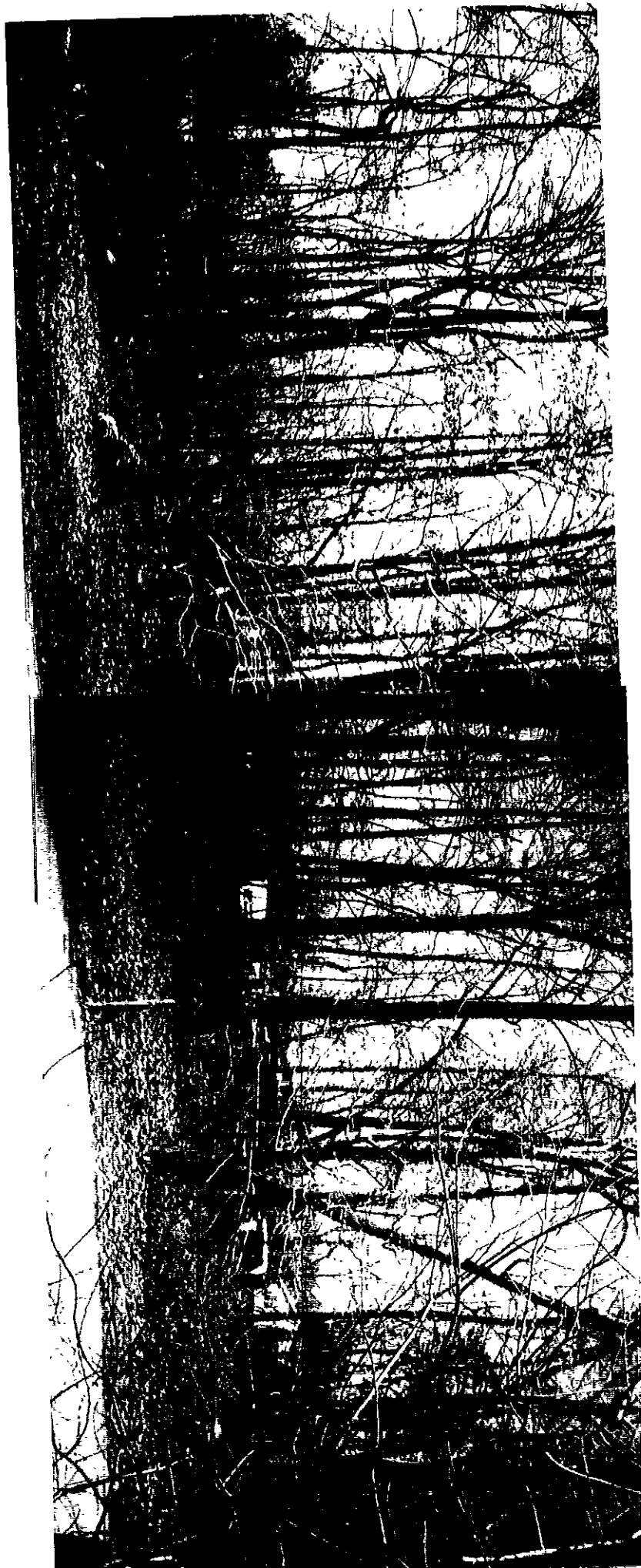
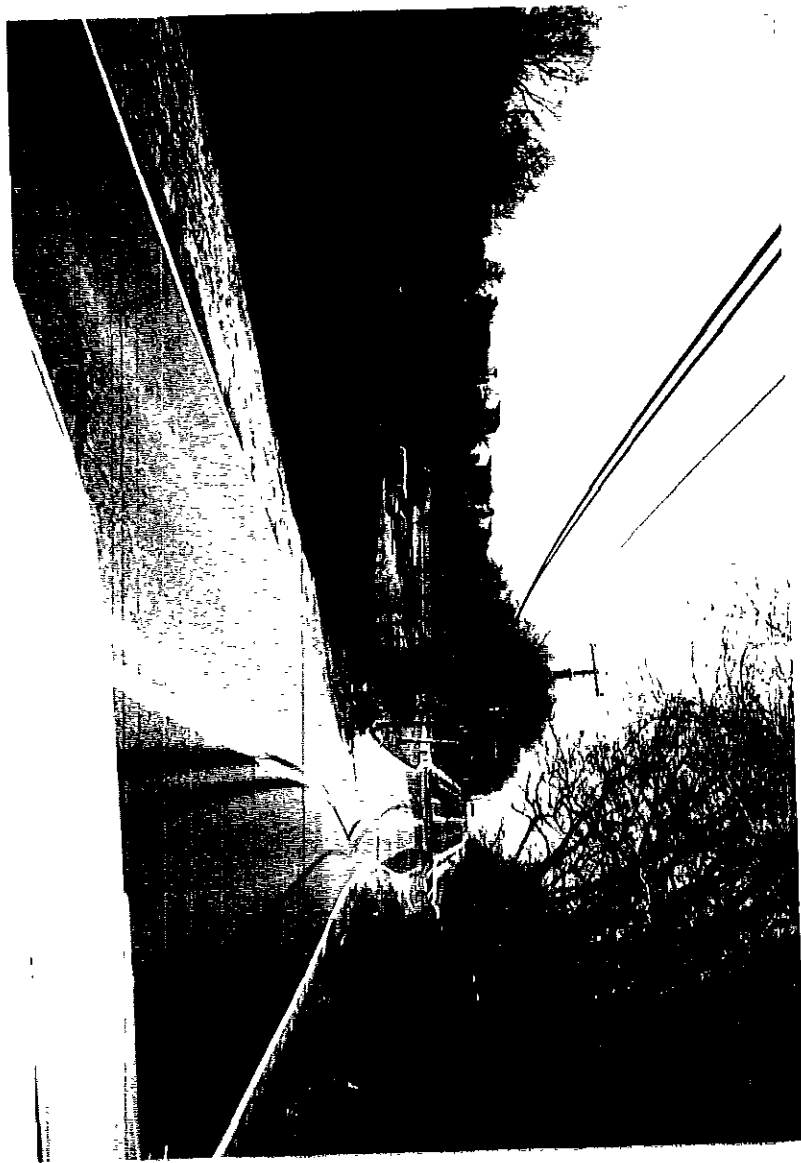


EXHIBIT 23



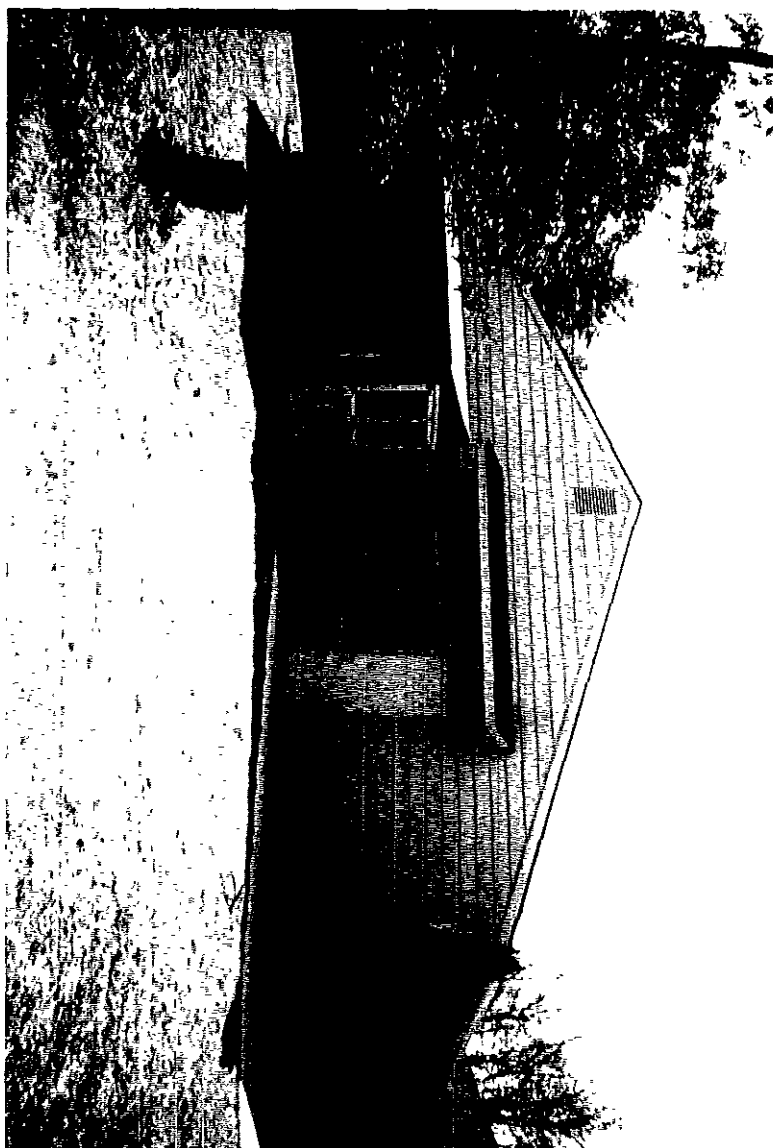






MICROFILMED









WICOMING





NOTE: CASE NO. 82-289X

1. A MAXIMUM OF 60 STUDENTS (PROPOSED ADDITION) SHALL BE PERMITTED IF 25% OF THE TOTAL NUMBER ARE TRANSPORTED BY MINIBUS, VAN OR CAR POOL, AVERAGING AT LEAST FOUR STUDENTS PER VEHICLE. OTHERWISE, ONLY 40 STUDENTS SHALL BE PERMITTED. THE RECORDS OF TRANSPORTATION ARRANGEMENTS SHALL BE AVAILABLE TO THE ZONING OFFICE.
2. THE OWNER, MANAGER, OR DIRECTOR SHALL RESIDE ON THE SITE IN COMPLIANCE WITH SECTIONS 1801.1.B.1, 1801.1.B.2, 1801.1.B.3, 1801.1.B.4, 1801.1.B.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
3. COMPLIANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY FIRE DEPARTMENT AND THE HEALTH DEPARTMENT.
4. COMPLIANCE WITH THE BALTIMORE COUNTY FIRE DEPARTMENT THAT A FIREWORKS SPRINKLER SYSTEM ACCORDANCE NFPA 13D WILL BE INSTALLED.
5. WINDING WAY SHALL BE AN 18 FOOT MACADAM PAVED ROADWAY FROM THE END OF THE CURRENT TYPE ROADWAY MAINTENANCE TO THE PROPERTY LINE WITH A STANDARD TYPE ROADWAY TERMINATION AT THE END.
6. APPROVAL OF THE AGREEMENTED SITE PLAN BY THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING, INCLUDING LANDSCAPING AND SCREENING REQUIRED FOR APPROVAL BY THE CURRENT PLANNING AND ZONING DIVISION.

NOTE: CASE NO. 87-329 SPH

1. A MAXIMUM OF 110 STUDENTS PERMITTED.

BUFFER AREAS

ON SITE NATURAL VEGETATION IN BUFFER AREAS, AS SPECIFIED HEREON, WILL BE REVIEWED BY THE PLANNING BOARD. THE ZONING COMMISSIONER, BE THE BOARD OF APPEALS, AS THE CASE MAY BE, DURING THE MONTHS OF JANUARY, FEBRUARY AND MARCH, AS TO DETERMINE COMPLIANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS, SECTIONS 1801.1.B.1, 1801.1.B.2, 1801.1.B.3, 1801.1.B.4, 1801.1.B.5, IF ON SITE NATURAL VEGETATION IS DETERMINED NOT TO COMPLY WITH THE APPEALMENTIONED ZONING REGULATIONS, OWNERS AGREE TO CONFORM WITH SECTIONS BY THE PLANNING BOARD. THIS FOLLOWING WRITTEN NOTIFICATION, BUT NOT LATER THAN THE PLANNING SEASON SHALL FIRST OCCUR. IF ON SITE NATURAL VEGETATION IS DETERMINED TO BE IN COMPLIANCE WITH THE APPEALMENTIONED ZONING REGULATIONS THEN THE OWNERS AGREE TO REVERSE THE SITE PLAN TO SHOW THE LOCATION WITH THIS AREA OF ALL EVERGREENS AND TREES OVER TWO INCHES IN DIAMETER, WITHIN SIXTY DAYS.

E. Haggerty
OWNER

DATE

3/11/88

LOCATION MAP

SCALE: 1"=100'

NOTES

1. AREA OF SITE
2. EXISTING ZONING
3. EXISTING USE
4. PROPOSED ZONING
5. PROPOSED USE
6. AREA OF BUILDING ADDITION
7. NUMBER OF PARKING SPACES REQUIRED FOR GROUP CHILD CARE CENTER
8. NUMBER OF PARKING SPACES REQUIRED FOR RESIDENT, INCLUDING RESIDENT DIRECTOR
9. TOTAL PARKING SPACES PROVIDED

4.74 ACRES ±
DR 5.5
RESIDENTIAL 4 DAY CARE
DR 5.5 WITH SPECIAL EX-
CEPTION TO ALLOW MINIBUS
SCHOOL ADDITION, SECTION
1801.1.B.1, 1801.1.B.2, 1801.1.B.3, 1801.1.B.4, 1801.1.B.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
424 AND 1801.1.B.1, 1801.1.B.2, 1801.1.B.3, 1801.1.B.4, 1801.1.B.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
CHURCH AS AUX. USE
2400 SQ. FT. ± 60' x 40'
16
2
18
18

DAY CARE CENTER OPERATIONS DATA

1. BUILDING WILL BE IN USE MONDAY THRU FRIDAY 7:00 AM TO 6:00 PM.
2. TRANSPORTATION WILL BE BY MINIBUS OR FAMILY PICK-UP.
3. DAY CARE CENTER CONTAINS 6 CLASSROOMS, 1 OFFICE, 1 KITCHEN, 4 BATHS, AND STORAGE ROOMS (TOTAL WITH EXPANSION)
4. STAFF WILL BE 1 DIRECTOR, 2 TEACHERS AND 6 AIDES
5. TOTAL NUMBER OF DAY CARE CHILDREN OR STUDENTS TO BE 160.

CASE NO. 82-289X
PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING FOR ADDITION TO
DAY CARE CENTER AND NURSERY
SCHOOL IN A DR 5.5 ZONE AND
PROPERTY AS A CHURCH AS AUX. USE.

MR. & MRS. RICHARD HUFFMAN
8650 WINDING WAY
PERRY HALL, MARYLAND 21126

MICROFILMED

ELECTION DISTRICT 11 BALTIMORE CO. MD.

RE: CASE NO. 87-329 SPH

RE: CASE NO. 89-7-SPHA

PLAT PREPARED BY: JOHN L. SCHNEIDER, P.E.

100 N. KOLLING ROAD

DATONSVILLE MD. 21228

SCALE: 1"=50'

DATE: 3-10-88

REVISED: 2/2/88 TO SHOW PROP. BLDG. ADDITION

DRAWN: 8-6-80



BASE INFORMATION SHOWN HEREON COMPILED FROM PLAN PREPARED BY EVANS, HAGAN & HODGSON, INC.

95-291-SPH

IN RE: PETITION FOR SPECIAL HEARING
NE/end of Winding Way, N of
Silver Spring Road, NW/S 1-95
(8650 Winding Way)
11th Election District
5th Councilmanic District
Richard O. Huffman, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-291-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 8650 Winding Way, located in the vicinity of Perry Hall near the interchange of White Marsh Boulevard and I-95. The Petition was filed by the owners of the property, Richard O. Huffman, Jr., and his wife, Elizabeth S. Huffman, through their attorney, Michael P. Tanczyn, Esquire. The Petitioners seek approval of an amendment to the previously approved special exception and site plans in prior Case Nos. 82-289-X, 87-329-SPH and 89-7-SPHA, to permit a 60' x 40' addition to the existing nursery school/day care facility to accommodate additional children. The subject property, improvements thereon and relief sought herein are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Richard and Elizabeth Huffman, Michael P. Tanczyn, Esquire, attorney for the Petitioners, John Schneider, Professional Engineer who prepared the site plan, and Susan Wood. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 4.74 acres, more or less, zoned D.R. 5.5, and is improved with a single family dwelling, detached swimming pool, two attached 60' x 40' buildings utilized as day care centers, and a bituminous paved parking

area and turn around/fire lane. The property is located off of Silver Spring Road at the end of Winding Way and abuts the JFK Memorial Highway (I-95). As to the zoning history of this property, the Petitioners were granted a special exception for a day care center and nursery school in prior Case No. 82-289-X on September 21, 1982. Thereafter, in Case No. 87-329-SPH, the Petitioners were granted approval to amend the previously approved site plan in Case No. 82-289-X to permit an expansion of the day care center and nursery school on February 13, 1987. Lastly, in Case No. 89-7-SPHA, the Petitioners sought relief to permit an amendment to the previously approved site plans in Case Nos. 82-289-X and 87-329-SPH to permit a church use to share the day care center/nursery school facilities, and if approved, a variance to parking requirements. The relief requested in that case was denied on November 15, 1988, but was subsequently overturned by the Board of Appeals on September 7, 1989. The Petitioners now come before me seeking approval of another amendment to the previously approved special exception and site plans to permit an expansion of the existing day care center/nursery school facility.

Testimony revealed that Mrs. Huffman is President of White Marsh Child Care, Inc. and that she has operated the subject day care center on the property since approval of the special exception request in 1972. Due to the increased demand for day care services in her area, the Petitioners seek to construct an additional 60' x 40' addition to the existing day care center which will be connected via a breezeway. It should be noted that the design and layout of the subject property allows this day care facility to operate effectively and efficiently. There is ample area for the drop off and pick up of children, with minimal traffic congestion, and the perimeter of the lot is heavily wooded. After considering the testimony

- 2 -

and evidence offered at the hearing, it is clear the Petitioners' request for special hearing meets the special exception requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of March, 1995 that the Petition for Special Hearing seeking approval of an amendment to the previously approved special exception and site plans in prior Case Nos. 82-289-X, 87-329-SPH and 89-7-SPHA, to permit a 60' x 40' addition to the existing nursery school/day care facility to accommodate additional children, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 3/14/95
Posted for: Special Hearing
Petitioner: Richard O. Huffman, Jr. & Elizabeth S. Huffman
Location of property: 8650 Winding Way, NE/S
Location of Sign: Along road by ex. property to 2000 ft
Remarks:
Posted by: *Michael P. Tanczyn* Date of return: 3/14/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 3, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on March 18, 1995

THE JEFFERSONIAN,
A. Hennickson
LEGAL AD. - TOWSON

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

March 31, 1995

(410) 887-4386

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/end of Winding Way, N of Silver Spring Road, NW/S 1-95
(8650 Winding Way)
11th Election District - 5th Councilmanic District
Richard O. Huffman, Jr., et ux- Petitioners

Dear Mr. Tanczyn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Richard O. Huffman, Jr.
8650 Winding Way, Perry Hall, Md. 21128

Mr. John L. Schneider
100 N. Rolling Road, Catonsville, Md. 21228

People's Counsel

File

Printed with Soy-based Ink
on Recycled Paper



Petition for Special Hearing
95-291-SPH
to the Zoning Commissioner of Baltimore County

for the property located at 8650 Winding Way

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve an expansion of a Special Exception for a day care center in a DR 5.5 zone by adding a 60' by 40' addition to the existing day care structure to accommodate additional children by modifying the approval of the Special Exception obtained previously in Case No. 82-289-X, to establish a nursery school/day care facility; 87-329SPH to expand the nursery school/day care facility; and 89-7-SPHA to permit a church use to share the day care facility.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor

White Marsh Child Care, Inc.

(Type or Print Name)
Elizabeth S. Huffman

8650 Winding Way

Address
Perry Hall, Maryland 21128

City State Zipcode

Attorney for Petitioner

Michael P. Tanczyn, Esq.

(Type or Print Name)
Michael P. Tanczyn

Suite 106

606 Baltimore Avenue

Address Phone No. 296-8823

Towson, MD 21204

City State Zipcode

Drop Off
No REVIEW
2-14-95
WCR

Legal Owner(s)

Richard O. Huffman, Jr.

(Type or Print Name)
Richard O. Huffman Jr.

ELIZABETH S. HUFFMAN

(Type or Print Name)
Elizabeth S. Huffman

8650 Winding Way 327-1770

Address Phone No.

Perry Hall, MD 21128

City State Zipcode

Name

Address

Office Use Only

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

OTHER

REVIEWED BY

DATE

John L. Schneider, P.E.
ENGINEERING & CONSTRUCTION CONSULTANT
100 North Rolling Road
Catonsville, Maryland 21228
(410) 744-1945

DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING FOR
A NURSERY SCHOOL IN A D R 5.5 ZONE
11th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the northeast side of Winding Way, 40 feet wide, at a point distant 1,195 feet, more or less, measured on the west, north and northeast side of Winding Way Northwest from the centerline of Silver Spring Road; thence leaving said place of beginning and running the two following courses and distances, viz: (1) North 31 degrees 34 minutes 06 seconds East 309.66 feet, and thence (2) South 15 degrees 11 minutes 51 seconds East 589.05 feet to the northwest right of way line of the John F. Kennedy Memorial Highway; thence running and binding thereon the two following courses and distances, viz: (3) South 42 degrees 57 minutes 59 seconds West 220.03 feet, and thence (4) South 39 degrees 16 minutes 49 seconds West 166.91 feet; thence running the four following courses and distances, viz: (5) North 45 degrees 24 minutes 41 seconds West 175.30 feet, thence (6) South 87 degrees 12 minutes 19 seconds West 45.20 feet, thence (7) North 10 degrees 11 minutes 51 seconds West 302.79 feet, and thence (8) North 75 degrees 52 minutes 09 seconds East 227.48 feet to the aforesaid northeast side of Winding Way; thence running and binding thereon the two following courses and distances, viz: (9) North 15 degrees 11 minutes 51 seconds West 60.15 feet, and thence (10) northwesterly by a line curving to the left with radius of 110 feet for a distance of 77.12 feet (the arc of said curve being subtended by a chord bearing North 35 degrees 16 minutes 56 seconds West 75.55 feet), to the place of beginning.

Containing 4.74 acres of land, more or less.

John L. Schneider

Advertisement for Special Hearing, published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on March 18, 1995.



11 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 285
Petitioner: WHITE MARSH CHILD CARE INC
Location: 8650 WINDING WAY, POEY HILL, MD 21208
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Michael Tanczyn, Esq.
ADDRESS: Suite 106, 606 Baltimore Ave.,
Towson, MD 21204
PHONE NUMBER: 410 992 8823

AJ:ggs

(Revised 04/09/93)

13

TO: **PATIENT PUBLISHING COMPANY**
March 2, 1995 Issue - Jeffersonian

Please forward billing to:

Michael P. Tanczyn, Esq.
606 Baltimore Avenue, #106
Towson, MD 21204
410-296-6823

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-291-SPH (Item 285)

8650 Winding Way

NE/nd Winding Way, N of Silver Spring Road, also NW/S 1-95

11th Election District - 5th Councilmanic

Legal Owner(s): Richard O. Huffman, Jr. and Elizabeth S. Huffman

Contract Purchaser(s): White Marsh Child Care, Inc.

HEARING: FRIDAY, MARCH 17, 1995 at 10:00 a.m. in Room 106, County Office Building.

Special Hearing to approve an expansion of a special exception for a child care center in a D.R. 5.5 zone by adding a 60-foot by 40-foot addition to the existing day care structure to accommodate additional children by modifying the approval of the special exception obtained previously in case 882-289-X, to establish a nursery school/day care facility; 887-329-SPH to expand the nursery school/day care facility; and 887-7-SPHA to permit a church use to share the day care facility.

LANDRICE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 23, 1995

NOTICE OF HEARING

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Arnold Jablon
Director

cc: Richard and Elizabeth Huffman, Jr.
White Marsh Child Care, Inc.
Michael P. Tanczyn, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 10, 1995

Michael P. Tanczyn, Esquire
606 Baltimore Ave., Suite 106
Towson, Maryland 21204

RE: Item No.: 285
Case No.: 95-291-SPH
Petitioner: Richard Huffman, et ux

Dear Mr. Tanczyn:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties: i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: March 7, 1995

SUBJECT: 8650 Winding Way

INFORMATION:

Item Number: 285
Petitioner: Huffman Property
Property Size: 4.74 acres
Zoning: DR-5.5
Requested Action: Special Hearing
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS

The applicant has filed a Special Hearing to approve an expansion of a Special Exception for a child care center in a DR 5.5 zone by adding a 60' by 40' addition to the existing day care structure to accommodate additional children by modifying the approval of the Special Exception obtained previously in Case No. 82-289X, to establish a nursery school/day care facility; 87-329SPH to expand the nursery school/day care facility; and 89-78PHA to permit a church use to share the day care facility.

Based upon a review of the information provided, this office recommends that this project be referred to the Development Review Committee to determine whether this request constitutes a plan refinement. Once this issue has been addressed, the staff recommends that the applicant's request be granted.

Prepared by: *Jeffrey W. Long*

Division Chief: *Barry L. Lewis*

PK/JL

ITEM 285/PZORR/PERJUL

Pg. 1



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/27/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: RICHARD O. HUFFMAN JR. AND ELIZABETH S. HUFFMAN
LOCATION: NE/END WINDING WAY, N OF SILVER SPRING RD., ALSO NW/S 1-95,
(8650 WINDING WAY)

Item No.: 285 Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association's 1991 edition prior to occupancy or beginning of operation.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: March 3, 1995

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 3, 1995
Items 284, 285, and 288

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:aw



Maryland Department of Transportation
State Highway Administration

O. James Lighthouse
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 285 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 2-27-95

DATE: 3-1-95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 271
284
285
286
288
289

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

March 2, 1995

Michael P. Tanczyn, Esquire
Suite 106
805 Baltimore Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #285)
Legal Owner: Richard O. Huffman, Jr. &
Elizabeth S. Huffman
Contract Purchaser: White Marsh Child
Care, Inc.
8850 Winding Way
11th Election District

Dear Mr. Tanczyn:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Need printed or typed name and title of person signing for the contract purchaser on the petition form.
2. Add councilmanic district to the plan.
3. Give parking calculations to arrive at 16 spaces required for the child care center.
4. Add church parking calculations or shared parking chart or note why the church is not on the plan.

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on Recycled Paper

Michael P. Tanczyn, Esquire
March 2, 1995
Page 2

5. Add distance between residence (and porch) and the existing day care center and clarify the existing center's dimensions, i.e. 40' x 80'.
6. Include enlarged detail of (and label) the "functional proposed breezeway".
7. Give typical parking space dimension, degree of angle of spaces and all travelway and aisle widths.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II

JJS:scj

Enclosure (receipt)

cc: Zoning Commissioner



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 3, 1995

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

RE: Zoning Verification
8650 Winding Way
11th Election District

Dear Mr. Tanczyn:

A review of your request dated March 21, 1995 and zoning cases #82-289-X, #89-7-SPHA, and #95-291-SPH has led to the following conclusion. In order for the Huffman's to build an additional residence, a special hearing to amend the previous zoning cases must be applied for and granted.

My understanding is that the Huffman's wish to construct an additional single family dwelling on the above referenced property and retire. Because the new residence will no longer be tied to the special exception use, a special hearing removing the special exception from the area supporting the new residence is required. While the zoning office will not require a subdivision of the property, it may be wise to go through the minor subdivision process at this time.

The rationale for this procedure is that a zoning use division line will need to be established in order to remove the previous special exceptions. I understand that the Huffman's are interested in subdividing the property in the near future. If they choose to subdivide after the zoning use division line has been established by hearing, and then the lot line has to be established in a different location because of county review comments, this may trigger an additional special hearing.

My suggestion for the order of processing is as follows:

1. Submit a minor subdivision plan for first review comments.
2. File for the special hearing after all comments have been addressed and the engineer/surveyor is certain that the proposed lot line is immutable.

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on Recycled Paper

Mr. Tanczyn
April 3, 1996
Page 2

3. If the special hearing is favorable, continue with the minor subdivision and, upon completion, file for a building permit.

It is also suggested that if any other improvements are proposed for this property, they be addressed now so they will not generate an additional hearing.

Please feel free to contact me at 887-3391 regarding the minor subdivision review, petition review, and/or language.

Sincerely,

Catherine A. Hilton
Planner I
Zoning Review

CRN:/jnw

cc: Zoning Case #82-289-X
Zoning Case #89-7-SPHA

Law Offices
MICHAEL P. TANCZYN, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 - (410) 296-8824
Fax: (410) 296-8827
Computer Fax: (410) 296-2848

March 17, 1995

Ms. Gwen Stevens
Department of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Item No. 285
Case No. 95-291-SPH
Petitioner: Richard Huffman, et ux

Dear Gwen:

Per your request, enclosed please find the plan revisions in the above matter.

Very truly yours,

Michael P. Tanczyn

MPT/ed
Enclosures

Cindy Sullivan-Byrne
3216 Summit Avenue
Baltimore, MD 21234
(410) 882-2748

March 10, 1995

To Whom It May Concern:

I am writing in reference to White Marsh Child Care Center and the proposed expansion to the center.

My son has been attending White Marsh since 1990 and my daughter started in 1994. All experience we have had with the center has been very good. My children very much enjoy attending White Marsh and I recommend this center to everyone I know.

I believe this addition would be beneficial as it truly keeps the school age children separated from the younger children in an environment that is age appropriate.

I have known Betty Huffman for five years and found her to be a very organized, competent business woman. She understands the needs of the children, is always trying to improve things and keep up with today's environment. This addition would only benefit the children in her care and I urge you to keep this in mind while making your decision.

Sincerely,

Cindy Sullivan-Byrne

March 10, 1995

To Whom It May Concern:

My two children attend the White Marsh Child Care Center on Winding Way. I selected the center because I felt that this center was superior to the other childcare centers I had visited. White Marsh Child Care provides a home away from home for my children. I have always felt confident that my children are provided with the best of care.

The center definitely needs to expand in order to accommodate the school age children. Currently, their room is combined with children between the ages of 7 and 11. I support the White Marsh Child Care Center and the need for the building addition. This is needed to meet the emotional and developmental needs of the school age children.

Sincerely yours,

Sharon Whitty
Sharon Whitty
32 Margery Court
Baltimore, MD 21236
410-931-4602

March 9, 1995

To Whom It May Concern:

It is with great pleasure that I am writing to support Mrs. Betty Huffman's request for an extension to her existing building at the White Marsh Child Care Center (WMCCC) on Winding Way.

I have known Betty since September 1992 when I was recommended to her day care by a friend. My daughter entered WMCCC at the age of three years old. I have been very pleased with the attention and care that she has been given over the past three years (during school months as well as summer camp) and would recommend WMCCC to everyone.

One asset to Betty's program is the summer camp. She is constantly seeking ways to make camp fun and educational for all ages (3 yrs. through school age). With the increased enrollment into WMCCC the space has become limited. During the summer months when the school ages are out of school they need a place where they can be creative and enjoy recreation.

When Betty told me she was hoping to extend her building to add a recreational room for the school ages I was delighted. This will allow the school ages to have a separate place to play; allowing the younger children to have ample space as well.

Betty has done an outstanding job of keeping her property clean and well-kept. The children have boundaries and are well-supervised within these boundaries.

I truly believe that this addition would be a great asset to the children and cannot see any hindrance to the community. Thank you for your consideration.

Sincerely,

Linda M. Home
Linda M. Home
(A very satisfied mother)

March 9, 1995

To Whom It May Concern:

My children have been attending White Marsh Child Care Center for three years. I feel that any developments/enhancements to the center are done with the children's best interest at heart.

The present schoolagers work area is very limited and constricted. After school, children/staff are moved to various classrooms to accommodate the space problem. A new Center would allow for all of the schoolagers to stay with children of their own age while allowing for the type of space necessary for appropriate play.

I strongly support Betty Huffman in her efforts for a very needed addition to WMCCC.

Sincerely,

Linda M. Pierce
Linda M. Pierce

3-14-95

To Whom It May Concern:

My family and I have lived two streets down from White Marsh Child Care Center - located on Winding Way for eight years. Two years ago my husband and I decided to become foster parents for two toddlers ages 1 1/2 and 3. Since I work part time, I needed to obtain day care for the boys. I visited and obtained information from three local Day Care Centers. I also talked to neighbors and friends who had sent their children to day care in our area. Through word of mouth, I decided to send the boys to White Marsh Child Care Center. The boys have been attending day care at the center since January 94 and I have been extremely pleased with the services the center provides. The employees are very loving and caring people who are extremely qualified in their field. With the reputation of the center, coupled with the Perry Hall area growth, White Marsh Child Care Center definitely needs to expand by adding an additional building so more children in the area will have quality child care. This

March 10, 1994

To Whom It May Concern:

I would like to encourage the building of an addition onto the White Marsh Child Care Center at Winding Way.

The White Marsh facility is rapidly growing providing much needed child care for working parents in the White Marsh area. It is an excellent facility which provides quality child care. We are pleased they are expanding; it will truly help the parents and children of this community.

I strongly encourage their growth and expansion.

Regards,

Joan D. Sellers
Joan D. Sellers

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Elizabeth Huffman</i>	<i>8650 Winding Way 21128</i>
<i>Laura Schwedde, PE</i>	<i>1000 Rolling Rd. Apt. H1 21228</i>
<i>Susan Board</i>	<i>1004 Glenview Ave. 21116</i>
<i>Richard Huffman</i>	<i>8650 Winding Way 21128</i>

Microfilm copies of
82-289-X

File with: 95-291-SPH

NEW LIFE BAPTIST CHURCH
P. O. Box 54 / White Marsh, MD. 21162

Pastor - Johnnie W. Brewer

Presenting New
Life In Christ

Bible Preaching
World Missions
Sunday School
Youth Ministry
Children's Ministry
Soul Winning
Tape Ministry

Baltimore County
Zoning

To whom it may concern:

Our church which is meeting in the White Marsh Child Care Center, is in the process of building its own building. The building project is to be a six month project, and we anticipate completion by June 21, 1995. We will be moving into our building upon the completion of the building, and we receive our occupancy permit from Baltimore County.

Sincerely yours,

Pastor Johnnie W. Brewer
Pastor Johnnie W. Brewer

PETITIONER'S
EXHIBIT NO. 8

Patricia P. Hardouin

5 Beaver Oak Court

Baltimore, MD 21236

(410) 931-0564

March 10, 1995

To Whom It May Concern:

With the White Marsh community steadily increasing, it is apparent that daycare facilities must be available. At this time, I have not seen another daycare center which is run as effectively as White Marsh Child Care. With its family atmosphere, excellent curriculum, and wonderful environment, I am assured of my children's safety and well-being while I am unable to be with them.

With this in mind, I fully support the building of an addition to the Winding Way Center. This expansion will allow more children to benefit from this program. In my experience, Betty Huffman's first priority is the children's best interest. Her program stimulates them mentally and physically.

Sincerely,

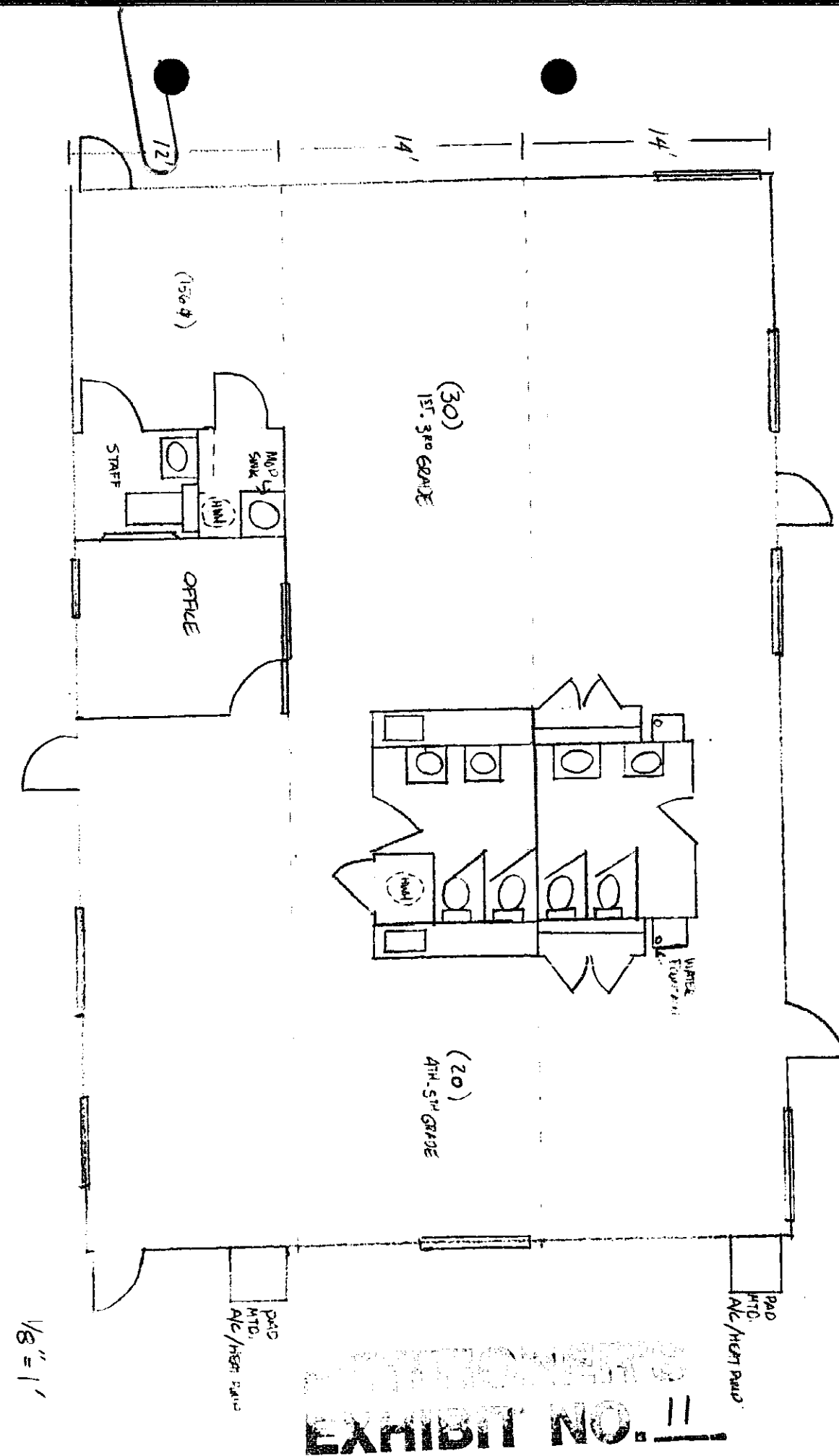
Patricia Hardouin
Patricia P. Hardouin

PETITIONER'S
EXHIBIT NO. 9

WAITING LIST

26
Kristen Krebble
Julie Moore
Julie Rondo
Jessica Marino
Lindsey Waterworth
Ryan Clarke
Amber Mulcare
Mark Fernajo
Chris Lutes
Nick Lutes
Johnathan Kincer
Robyn Kincer
Ashley McQuade
Andrew Quesenberry
Kevin Wladkowski
Amelia Robinson
Doug Carpenter
Alexa Hubicki
Christian Hubicki
Danielle Trageser
Michael Bayle
Lauren Bayle
Alyson Martin
Stephanie Wilmoth
Kara Rossetti
Kathleen Rossetti

PETITIONER'S
EXHIBIT NO. 10



DAILY SCHEDULE

3-4 yr. olds

Children arriving, play in centers

Clean-up

Circletime

Bathroom, prepare for snack

Snack, clean-up, look at books

Unit Activity, Readiness Activity, Table games

Outdoor Play

Bathroom

Music and songs

Story, fingerplays

Lunch

Naptime

Wake-up, snack

Story, songs, or activity

Unstructured play, indoors or outdoors

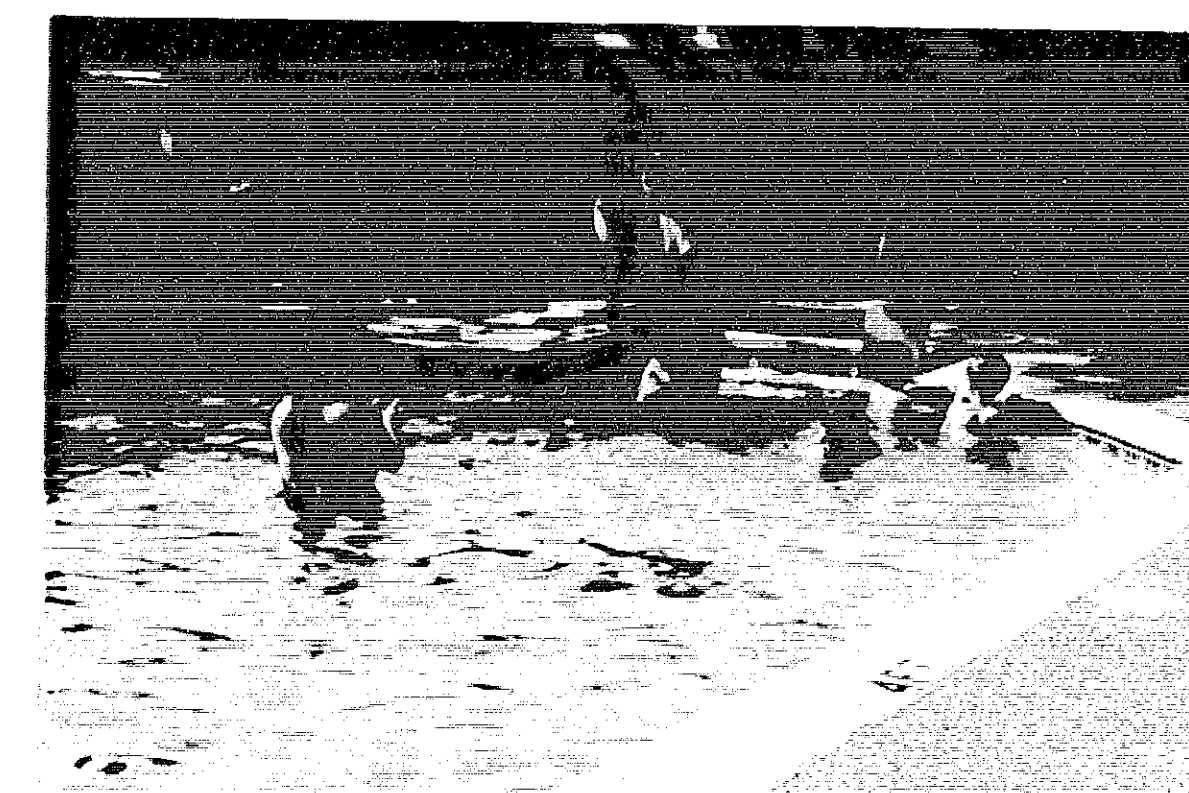
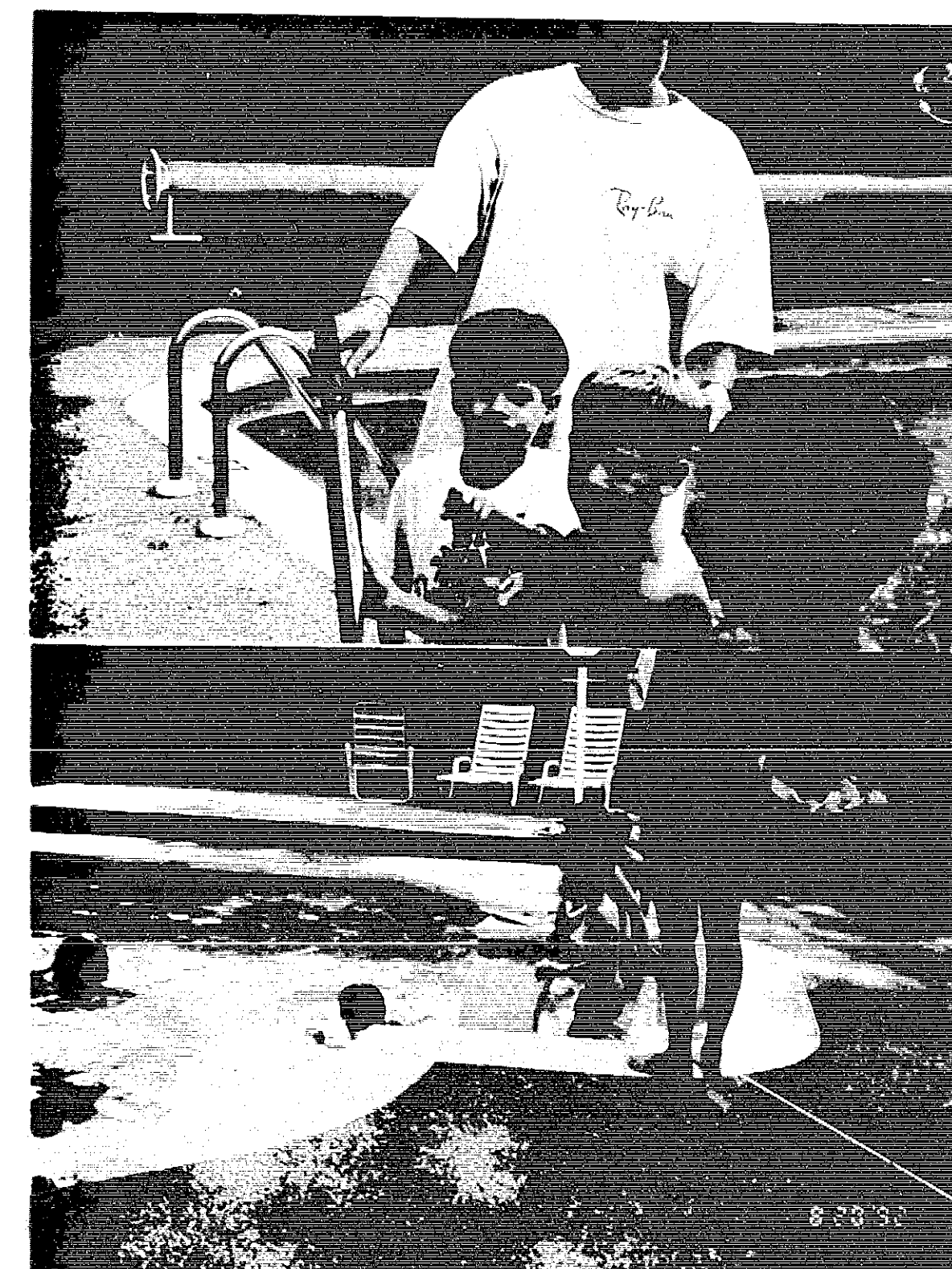
Room 1: Miss Pam

EXHIBIT NO. 12

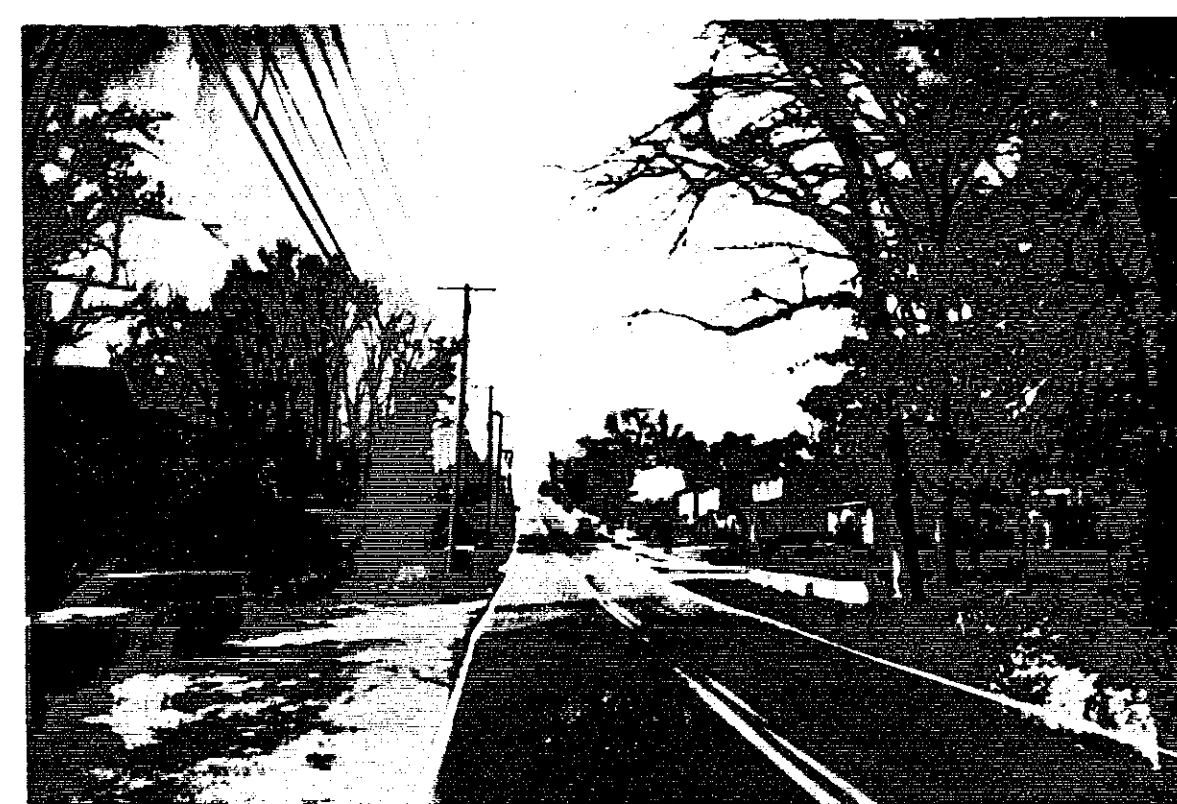
Petitioner's
Exhibit 7
① photograph
95-291-574



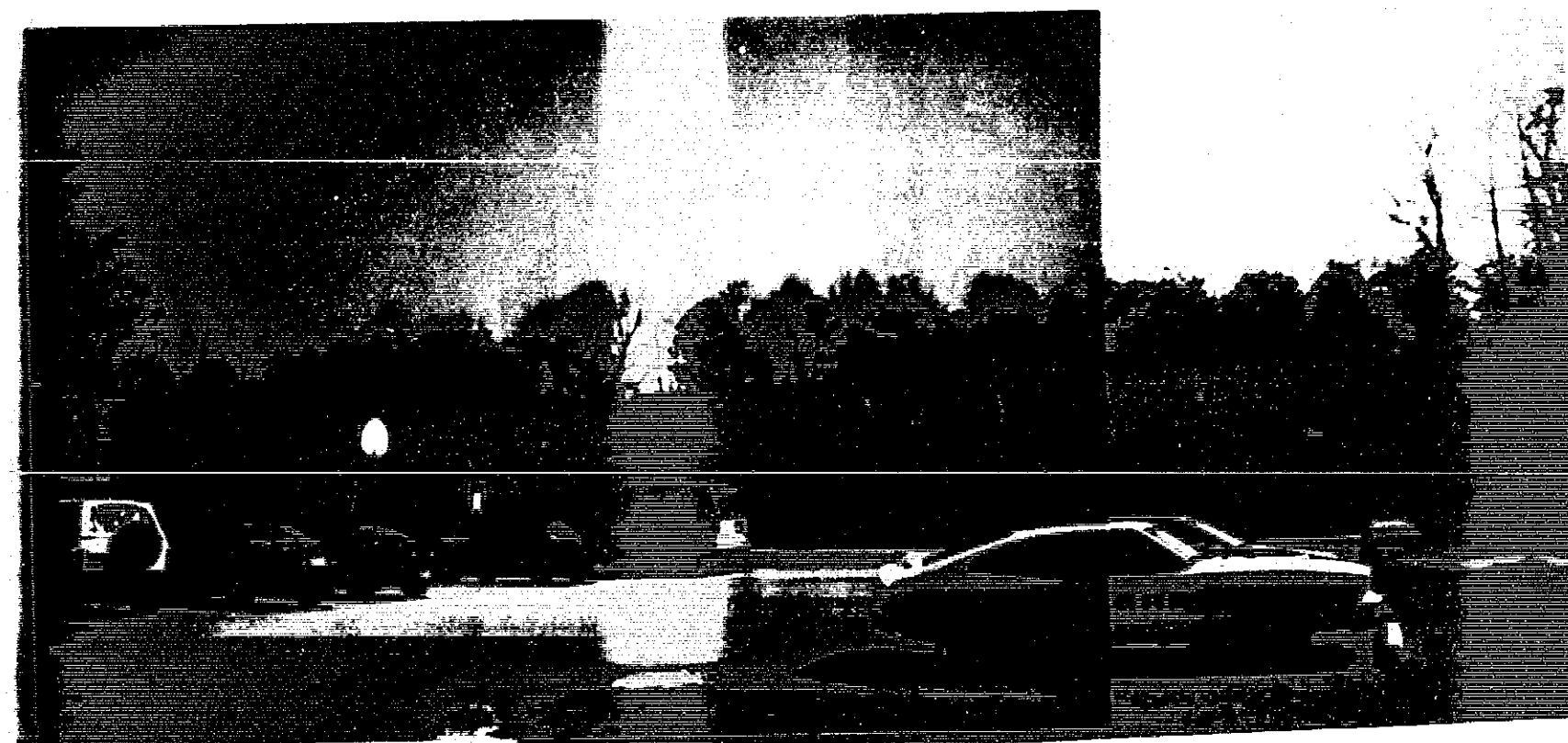
PETITIONER'S EXHIBIT
SUMMER, 1994



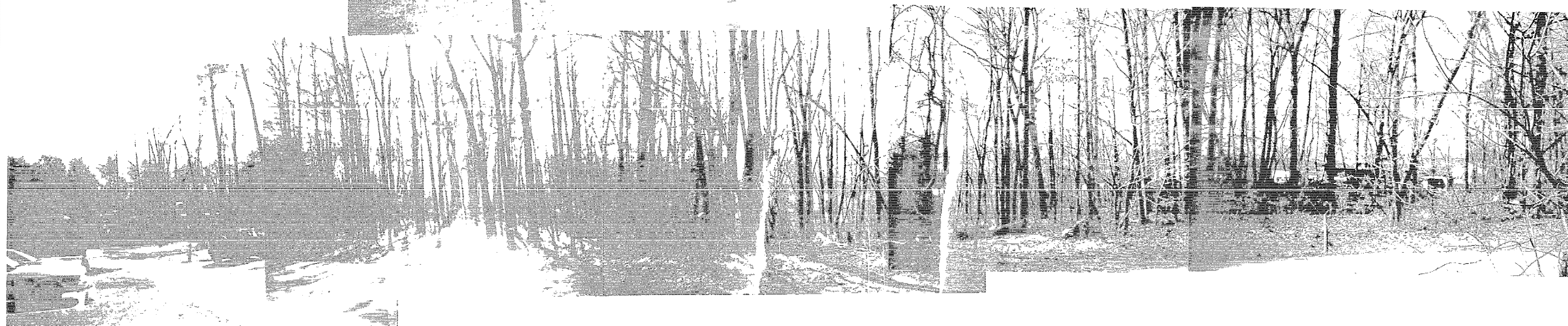
PETITIONER'S EXHIBIT 1
MARCH 15, 1995



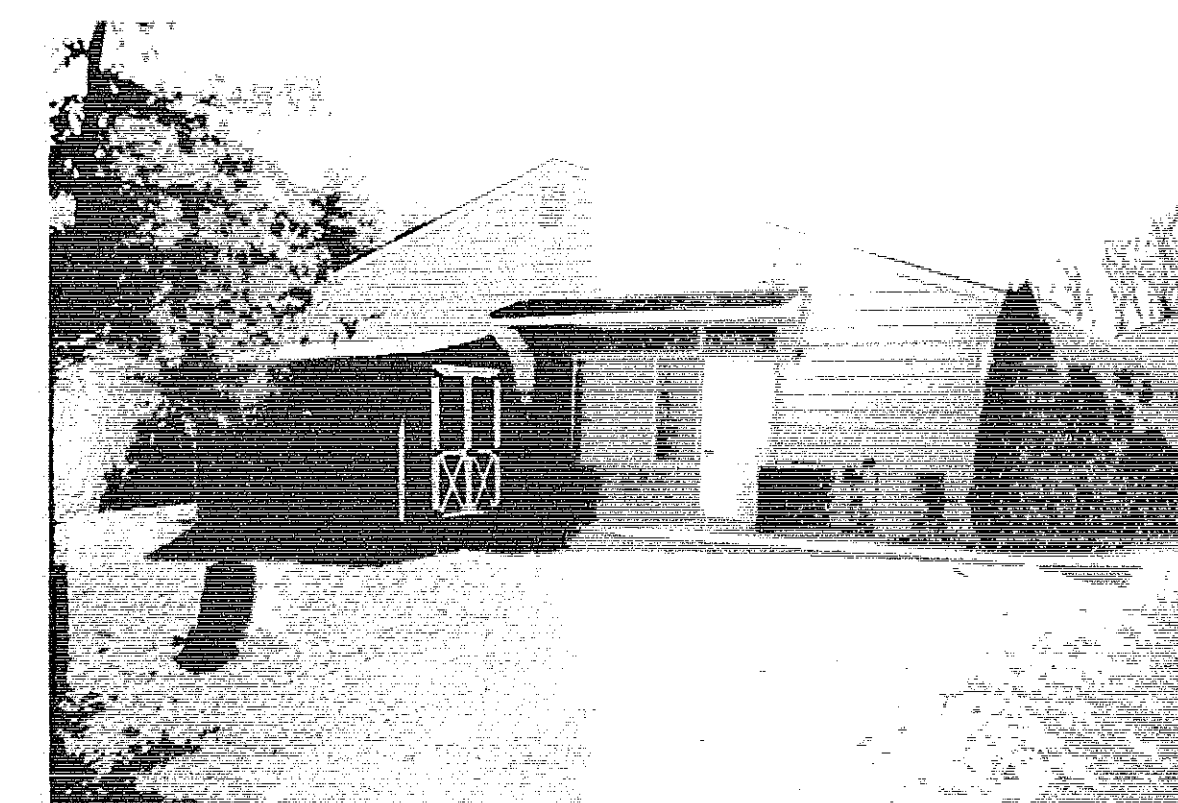
PETITIONER'S EXHIBIT
MARCH 15, 1995



PETITIONER'S EXHIBIT 1
MARCH 15, 1995



PETITIONER'S EXHIBIT 2
MARCH 15, 1995



NOTE: CASE NO. 82-289X

1. A MAXIMUM OF 60 STUDENTS (PROPOSED ADDITION) SHALL BE PERMITTED IF 25% OF THE TOTAL NUMBER ARE TRANSPORTED BY MINIBUS, VAN OR CAR POOLS AVERAGING AT LEAST FOUR STUDENTS PER VEHICLE; OTHERWISE ONLY 40 STUDENTS SHALL BE PERMITTED. THE RECORDS OF TRANSPORTATION ARRANGEMENTS SHALL BE AVAILABLE TO THE ZONING OFFICE.
2. THE OWNER, MANAGER, OR DIRECTOR SHALL RESIDE ON THE SITE.
3. COMPLIANCE WITH SECTIONS 1801.1.B.1.B.3.(b) AND 1801.1.B.1.B.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
4. COMPLIANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY FIRE DEPARTMENT AND HEALTH DEPARTMENT.
5. COMPLIANCE WITH THE BALTIMORE COUNTY FIRE DEPARTMENT THAT A AUTOMATIC SPRINKLER SYSTEM ACCORDANCE NFPA 13D WILL BE INSTALLED.
6. WINDING WAY SHALL BE AN 18 FOOT MACADEM PAVED ROADWAY FROM THE END OF THE CURRENT COUNTY MAINTENANCE TO THE PROPERTY LINE WITH A STANDARD TYPE ROADWAY TERMINATION AT THE END.
7. THE SITE PLAN SHALL INDICATE THE ACREAGE OF THE SITE.
8. APPROVAL OF THE AFOREMENTIONED SITE PLAN BY THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING, INCLUDING LANDSCAPING AND SCREENING REQUIRED FOR APPROVAL BY THE CURRENT PLANNING AND ZONING DIVISION.

NOTE: CASE NO. 87-329 SPH

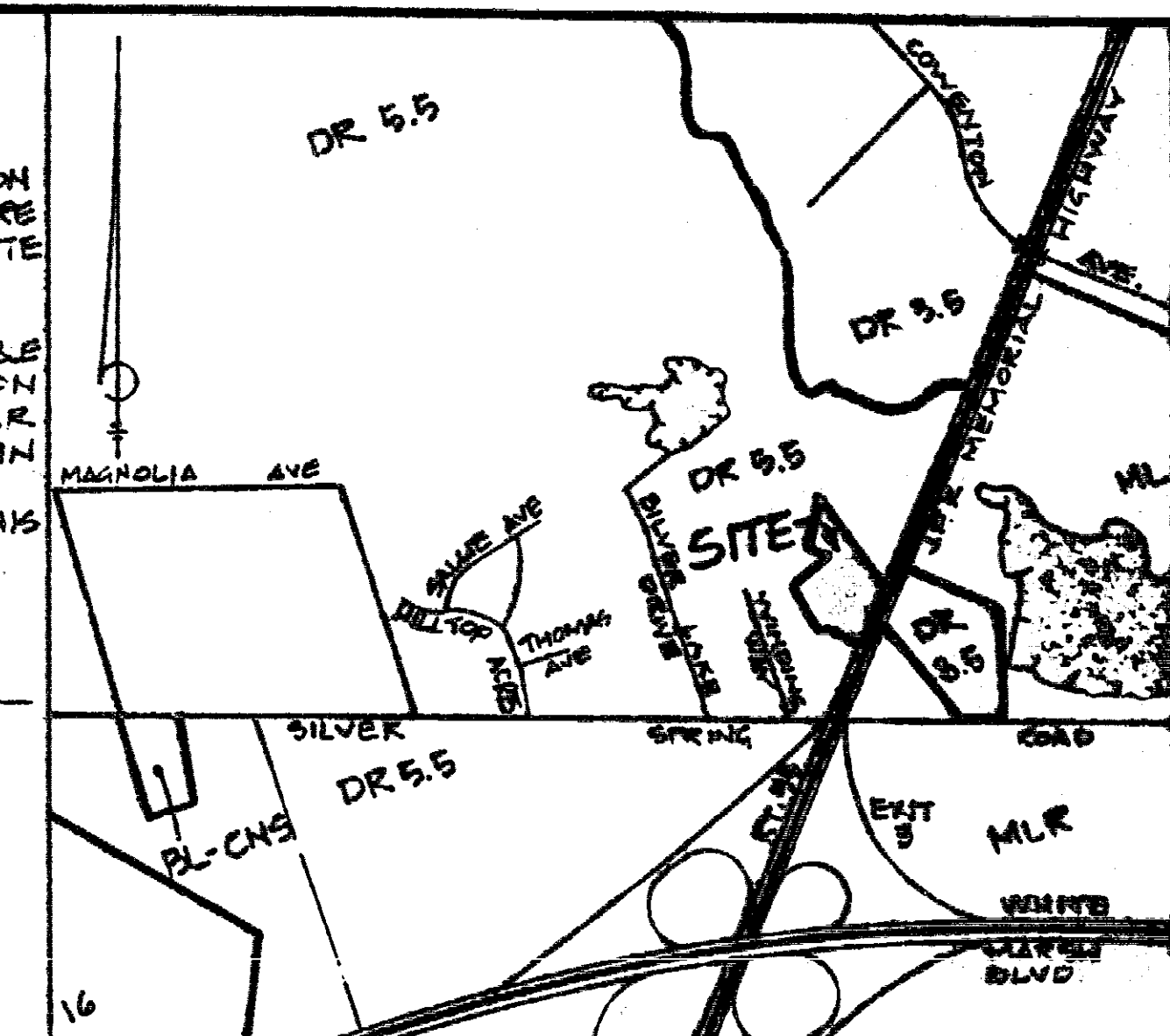
1. A MAXIMUM OF 110 STUDENTS PERMITTED.

BUFFER AREAS

ON SITE NATURAL VEGETATION IN BUFFER AREAS, AS SPECIFIED HEREON, WILL BE REVIEWED BY THE PLANNING BOARD, THE ZONING COMMISSIONER, OR THE BOARD OF APPEALS, AS THE CASE MAY BE, DURING THE MONTHS OF JANUARY, FEBRUARY, AND MARCH COMPLETION OF IMPROVEMENTS, SO AS TO DETERMINE COMPLIANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS, SECTIONS 1801.1.B.1.B.3.(b) AND 1801.1.B.1.B.5. IF ON SITE NATURAL VEGETATION IS DETERMINED NOT TO COMPLY WITH THE AFOREMENTIONED ZONING REGULATIONS, OWNERS AGREE TO CONFORM WITH SECTIONS BY THE PLANTING REQUIRED IN THE BUFFER AREAS SO AS TO MEET SAID REGULATIONS, WITH A REASONABLE TIME FOLLOWING WRITTEN NOTIFICATION, BUT NOT LATER THAN THE PLANTING SEASON NEXT FOLLOWING COMPLETION OF THE IMPROVEMENTS OR OCCUPANCY, WHICHEVER SHALL FIRST OCCUR. IF ON SITE NATURAL VEGETATION IS DETERMINED TO BE IN COMPLIANCE WITH THE AFOREMENTIONED ZONING REGULATIONS THEN THE OWNERS AGREE TO REVESE THE SITE PLAN TO SHOW THE LOCATION WITH THIS AREA OF ALL EVERGREENS AND TREES OVER TWO INCHES IN DIAMETER, WITHIN SIXTY DAYS.

Elizabeth Huffman
OWNER

3/11/88
DATE



LOCATION MAP
SCALE: 1"=100'

NOTES

- | | |
|---|---|
| 1. AREA OF SITE | 4.74 ACRES ± |
| 2. EXISTING ZONING | DR 5.5 |
| 3. EXISTING USE | RESIDENTIAL & DAY CARE |
| 4. PROPOSED ZONING | DR 5.5 WITH SPECIAL EXCEPTION TO ALLOW NURSERY SCHOOL ADDITION. SECTION 424 AND 1801.1.C.11 OF THE BALTO. CO. ZONING REGULATIONS. |
| 5. PROPOSED USE | CHURCH AS AUX. USE |
| 6. AREA OF BUILDING ADDITION | 24.00 SQ. FT. ± 60' x 40' |
| 7. NUMBER OF PARKING SPACES REQUIRED FOR GROUP CHILD CARE CENTER | 16 |
| 8. NUMBER OF PARKING SPACES REQUIRED FOR RESIDENCE, INCLUDING RESIDENT DIRECTOR | 2 |
| 9. TOTAL PARKING SPACES REQUIRED | 18 |
| 10. TOTAL PARKING SPACES PROVIDED | 18 |

DAY CARE CENTER OPERATIONS DATA

1. BUILDING WILL BE IN USE MONDAY THRU FRIDAY 7:00 AM TO 6:00 PM.
2. TRANSPORTATION WILL BE BY MINIBUS OR FAMILY PICK-UP.
3. DAY CARE CENTER CONTAINS 6 CLASS ROOMS, 1 OFFICE, 1 KITCHEN, 4 BATHS, AND STORAGE ROOMS (TOTAL WITH EXPANSION).
4. STAFF WILL BE 1 DIRECTOR, 6 TEACHERS AND 6 AIDES.
5. TOTAL NUMBER OF DAY CARE CHILDREN OR STUDENTS TO BE 160.

CASE NO. 82-289X
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR ADDITION TO DAY CARE CENTER AND NURSERY SCHOOL IN A DR 5.5 ZONE AND PROPERTY AS A CHURCH AS AUX. USE.

MR. & MRS. RICHARD HUFFMAN
8600 WINDING WAY
PERRY HALL, MARYLAND 21128

ELECTION DISTRICT 11 BALTIMORE CO. MD.
RE: CASE NO. 87-329 SPH
RE: CASE NO. 89-7-SPHA

PLAT PREPARED BY: JOHN L. SCHNEIDER, P.E.
100 N. ROLLING ROAD
CATONSVILLE 21039

DATE: 5-10-88
REVISED: 2/2/90 TO SHOW PROP. BLDG. ADDITION

DRWG# 06803

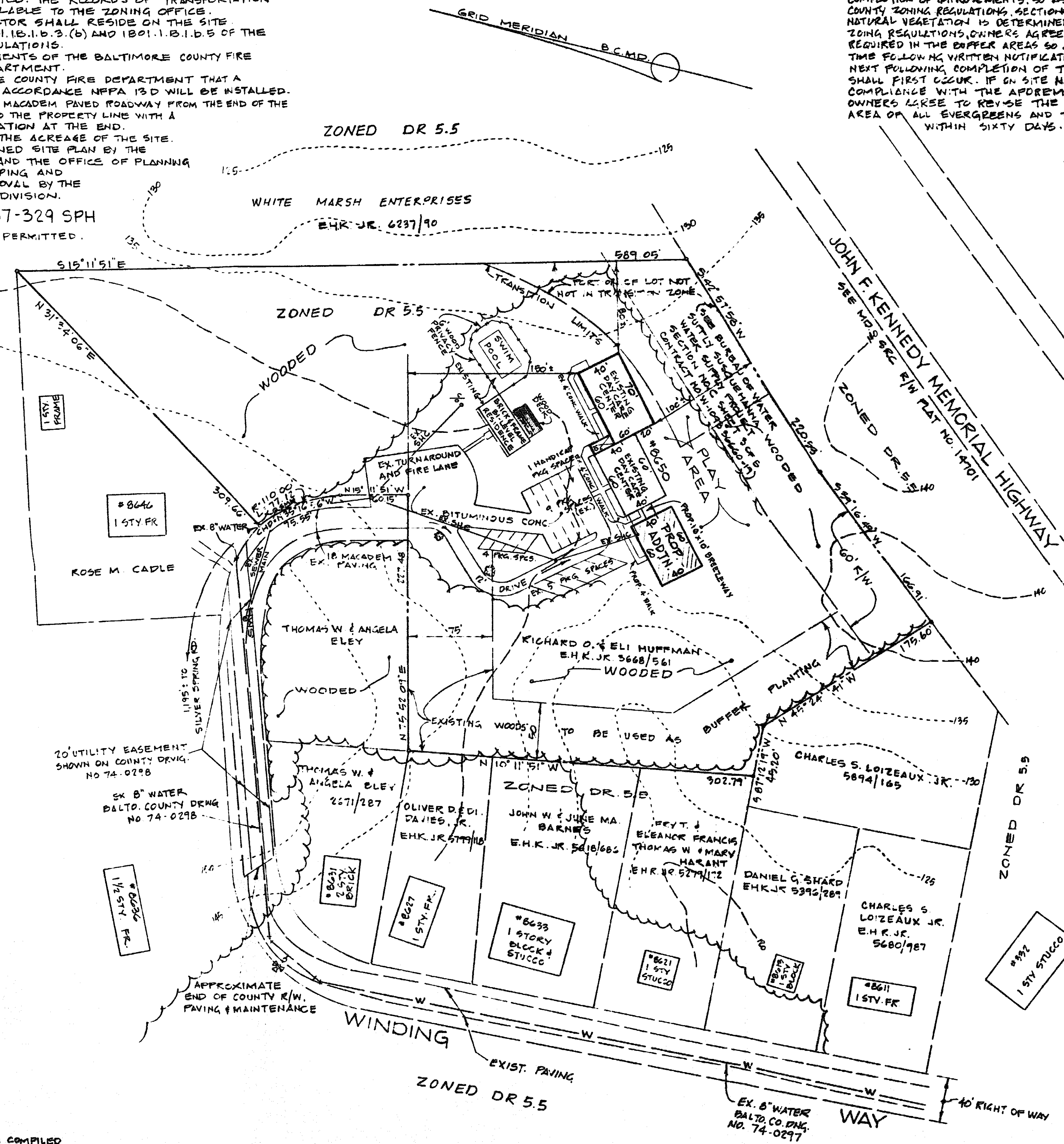
ZONED DR 5.5

POST #130
1 STY. BRICK

OVERLEA POST #130
JWS 182/92

95-291-5PH

BASE INFORMATION SHOWN HEREON COMPILED FROM PLAN PREPARED BY EVANS, HAGAN & HOLDSEPER, INC.



1. A MAXIMUM OF 60 STUDENTS (PROPOSED ADDITION) SHALL BE PERMITTED IF 25% OF THE TOTAL NUMBER ARE TRANSPORTED BY MINIBUS, VAN, OR CAR POOLS AVERAGING AT LEAST FOUR STUDENTS PER VEHICLE. OTHERWISE, ONLY 40 STUDENTS SHALL BE PERMITTED. THE RECORDS OF TRANSPORTATION ARRANGEMENTS SHALL BE AVAILABLE TO THE ZONING OFFICE.
2. THE OWNER, MANAGER, OR DIRECTOR SHALL RESIDE ON THE SITE.
3. COMPLIANCE WITH SECTIONS 1801.15.1.0.3.(b) AND 1801.1.0.1.D.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
4. COMPLIANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY FIRE DEPARTMENT AND HEALTH DEPARTMENT.
5. COMPLIANCE WITH THE BALTIMORE COUNTY FIRE DEPARTMENT THAT A AUTOMATIC SPRINKLER SYSTEM ACCORDANCE NFPA 13D WILL BE INSTALLED.
6. WINDING WAY SHALL BE AN 18 FOOT MACADEM PAVED ROADWAY FROM THE END OF THE CURRENT COUNTY MAINTENANCE TO THE PROPERTY LINE WITH A STANDARD TYPE ROADWAY TERMINATION AT THE END.
7. THE SITE PLAN SHALL INDICATE THE ACREAGE OF THE SITE.
8. APPROVAL OF THE AFOREMENTIONED SITE PLAN BY THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING, INCLUDING LANDSCAPING AND SCREENING, REQUIRED FOR APPROVAL BY THE CURRENT PLANNING AND ZONING DIVISION.

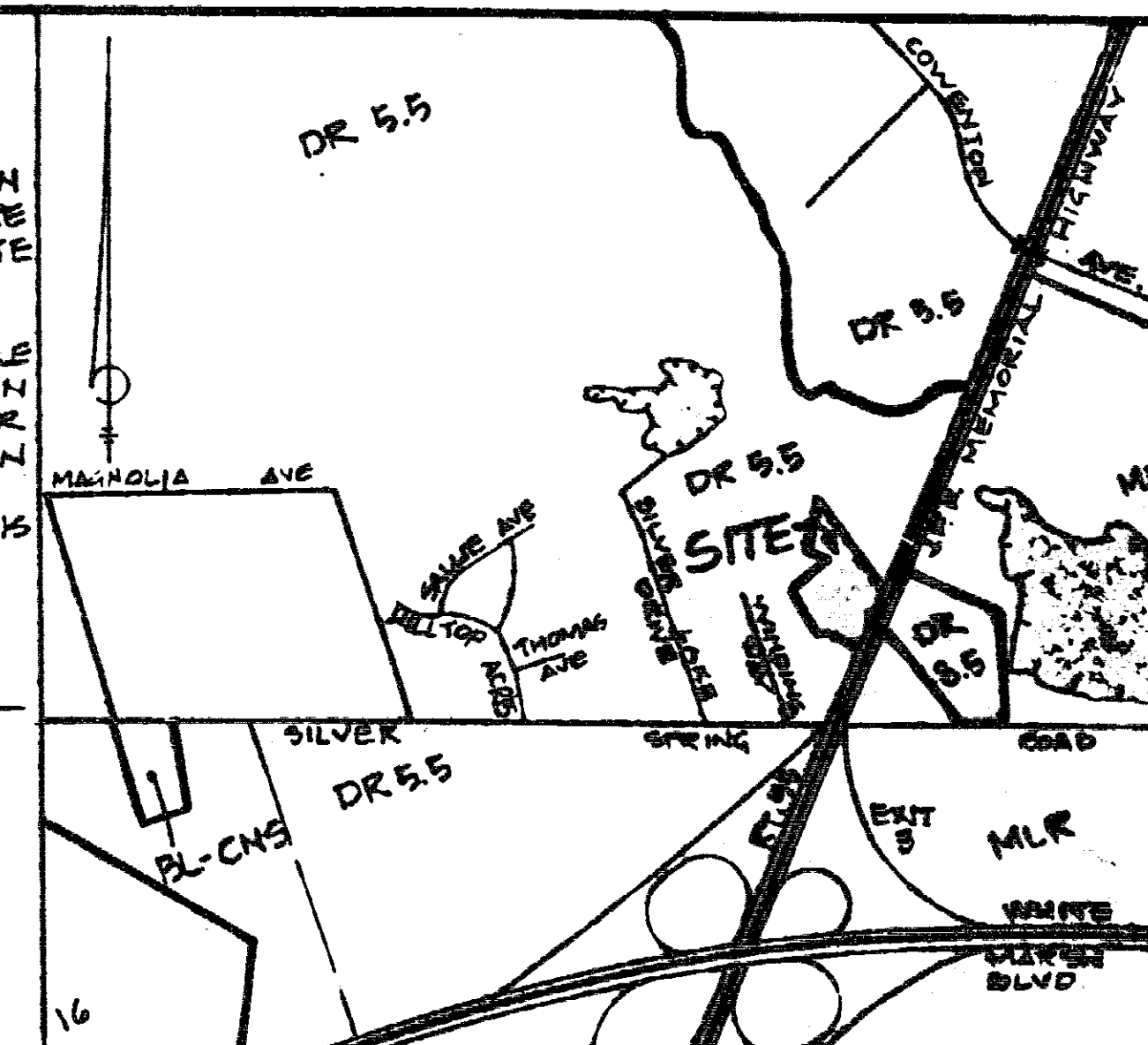
1. A MAXIMUM OF 110 STUDENTS PERMITTED

1. A MAXIMUM OF 110 STUDENTS PERMITTED

ON SITE NATURAL VEGETATION IN BUFFER AREAS, AS SPECIFIED HEREON, WILL BE REVIEWED BY THE PLANNING BOARD, THE ZONING COMMISSIONER, OR THE BOARD OF APPEALS, AS THE CASE MAY BE, DURING THE MONTHS OF JANUARY, FEBRUARY, AND MARCH, UPON COMPLETION OF IMPROVEMENTS, SO AS TO DETERMINE COMPLIANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS, SECTIONS 1801.1.P.1.b.9.(b) AND 1801.1.B.1.D.5. IF ON SITE NATURAL VEGETATION IS DETERMINED NOT TO COMPLY WITH THE AFOREMENTIONED ZONING REGULATIONS, OWNERS AGREE TO CONFORM WITH SECTIONS OF THE PLANTING REQUIRED IN THE BUFFER AREAS SO AS TO MEET SAID REGULATIONS WITH A REASONABLE TIME FOLLOWING WRITTEN NOTIFICATION BUT NOT LATER THAN THE PLANTING SEASON NEXT FOLLOWING COMPLETION OF THE IMPROVEMENTS OR OCCUPANCY, WHICHEVER SHALL FIRST OCCUR. IF ON SITE NATURAL VEGETATION IS DETERMINED TO BE IN COMPLIANCE WITH THE AFOREMENTIONED ZONING REGULATIONS THEN THE OWNERS AGREE TO REVISE THE SITE PLAN TO SHOW THE LOCATION WITH THIS AREA OF ALL EVERGREENS AND TREES OVER TWO INCHES IN DIAMETER, WITHIN SIXTY DAYS.

Elizabeth Hoffman

DATE 3/11/88



LOCATION MAP

SCALE: 1"=1000'

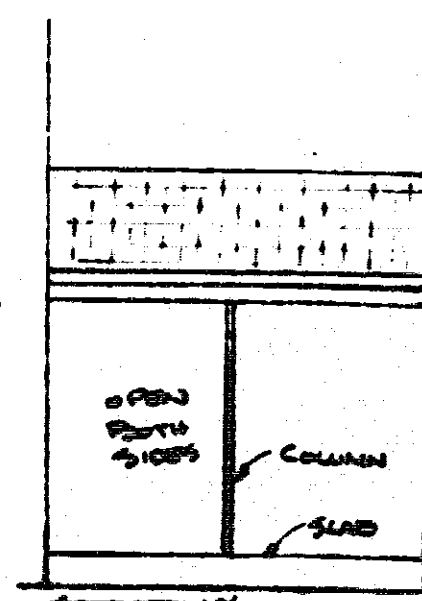
NOTES

1. AREA OF SITE 4.74 ACRES ±
2. EXISTING ZONING DR 5.5
3. EXISTING USE RESIDENTIAL & DAY CARE
4. PROPOSED ZONING DR 5.5 WITH SPECIAL EX-
CEPTION TO ALLOW NURSERY
SCHOOL ADDITION. SECTION
424 AND 1001.1.C.11 OF THE BALT.
CO. ZONING REGULATIONS.
5. PROPOSED USE (CHURCH LEAVING 7/95)
6. AREA OF BUILDING ADDITION CHURCH AS AUX. USE
7. NUMBER OF PARKING SPACES REQUIRED 2400 SQ. FT. = 60' X 40'.
FOR GROUP CHILD CARE CENTER 16 (12 EMPLOYEES, 1 SUPERVISOR,
3 VISITORS)
8. NUMBER OF PARKING SPACES REQUIRED 2
FOR RESIDENCE, INCLUDING RESIDENT
DIRECTOR
9. TOTAL PARKING SPACES REQUIRED 18
10. TOTAL PARKING SPACES PROVIDED 18

**PETITIONER'S
EXHIBIT NO. 1**

DAY CARE-CENTER OPERATIONS DATA

1. BUILDING WILL BE IN USE MONDAY THRU FRIDAY 7:00 AM TO 6:00 PM
2. TRANSPORTATION WILL BE BY MINIBUS OR FAMILY PICK-UP.
3. DAY CARE CENTER CONTAINS 6 CLASSROOMS, 1 OFFICE, KITCHEN, 4 BATHS, AND STORAGE ROOMS (TOTAL WITH EXPANSION).
4. STAFF WILL BE 1 DIRECTOR, 6 TEACHERS AND 6 AIDES.
5. TOTAL NUMBER OF DAY CARE CHILDREN OR STUDENTS TO BE 160.



TYPICAL ELEV. FREEZEWAY

CASE NO. 82-289X
PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING FOR ADDITION TO
DAY CARE CENTER AND NURSERY
SCHOOL IN A OR 5.5 ZONE AND
PROPERTY AS A CHURCH AS AUX. USE.

MR. & MRS. RICHARD HUFFMAN
8630 WINDING WAY
PERRY HALL, MARYLAND 21128

COUNCILMANIC DISTRICT 6
ELECTION DISTRICT 11 BALTIMORE CO. MD

RE: CASE NO. 87-329 SPH
RE: CASE NO. 89-7-SPHA

PLAT PREPARED BY: JOHN L. SCHNEIDER, PE
100 N. ROLLING ROAD
CATONSVILLE MD. 21228

SCALE	1"=50'	DESIGNED BY		DRAWN BY	T&N
DATE	3-10-88	CHECKED BY		REVIEWED	2/2/95

REVISED: 2/2/99 TO SHOW PROP. BLDG. ADDITION
3/1/99 COMMENTS

DRWG 06803

BASE INFORMATION SHOWN HEREON COMPILED
FROM PLAN PREPARED BY EVANS, HAGAN &
HOLDEFER, INC.